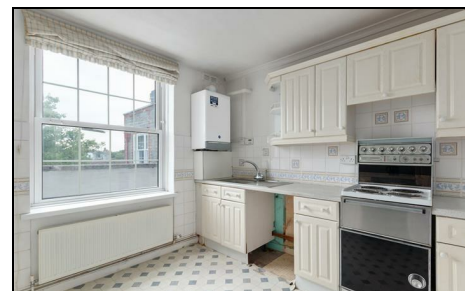


**London Road  
 Morden, SM4 5HH**

**£349,950 Leasehold**

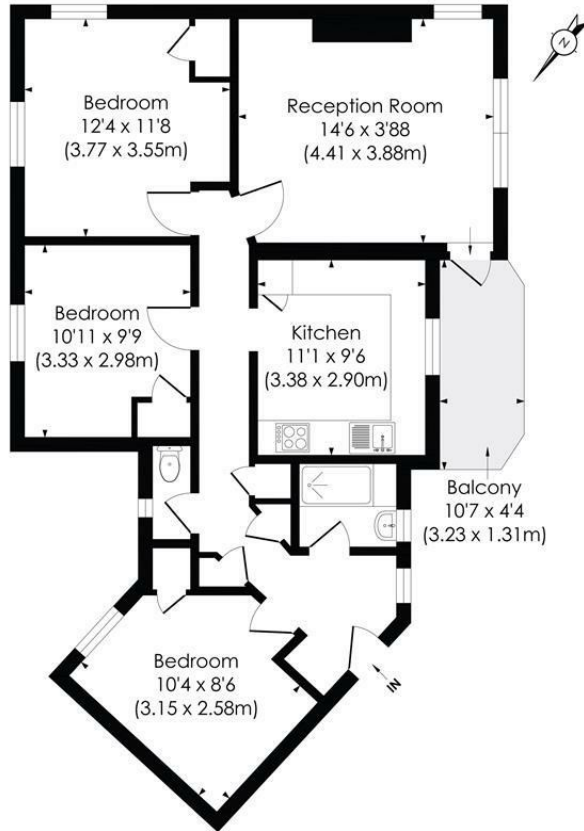


**A spacious three bedroom top floor purpose-built apartment with balcony and residents parking, enviably located a short walk from Morden Town Centre and Northern Line Tube. Offered to the market with no onward chain and a long lease of 173 years remaining. In excess of 800 sq ft, boasting three bedrooms, a bright and airy reception, separate kitchen and family bathroom plus W/C. A fantastic purchase for anyone looking to get onto the local property market as a first time buyer or buy to let investor.**

## LONDON ROAD, SM4

Approx. Gross Internal Floor Area

846 Sq. ft/78.63 Sq. m



THIRD FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Top Floor Purpose-Built Apartment
- Three Bedrooms
- In Excess of 800 sq ft
- Private Balcony and Parking
- Superb Location next to Morden Town Centre
- No Onward Chain
- Leasehold - 173 Years Remaining
- Annual Service Charges - £778.82, No Ground Rent
- EPC Rating - E
- Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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Lettings in Merton

