

## Pollard Road Morden, SM4 6EB

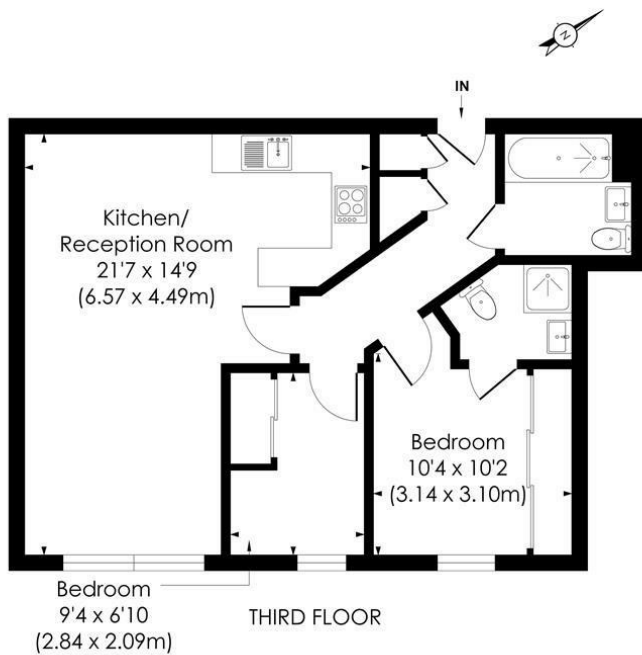
**Asking Price £275,000 Leasehold**



**Generously sized two bedroom, two bathroom purpose built apartment with off-street parking, found on the second floor in a sought after location. Offering a bright open plan kitchen/living area and presented with no onward chain. The property is conveniently located just a short distance from Morden town centre, where the Northern Line tube station connects to central London. Additionally benefitting from Mitcham Tramway Path and several bus routes nearby providing easy access to Morden town centre.**

# POLLARD ROAD, SM4

Approx. Gross Internal Floor Area  
624 Sq. ft/58.00 Sq. m



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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.

- Second Floor Purpose-Built Apartment
- Two Bedrooms, Two Bath
- Off-Street Parking
- Open-Plan Kitchen/Diner
- No Onward Chain
- Leasehold - 102 Years Remaining
- Ground Rent £150.00 Per Annum
- Service Charge - Approx £1,750.50 Per Annum
- EPC- C
- Merton Council Tax Band - D

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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