



Florence Avenue, Morden SM4 6EX

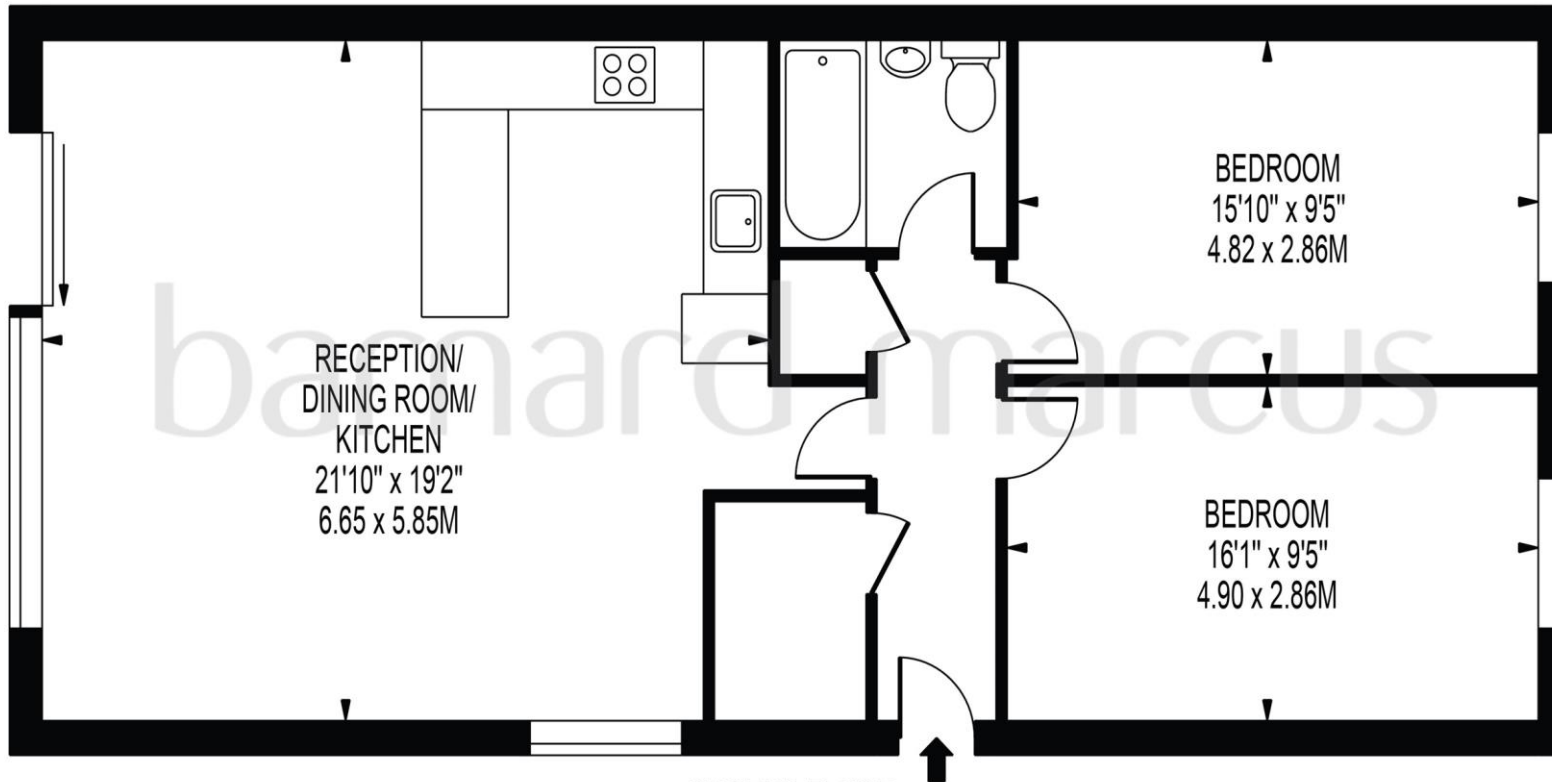
Welcome to **Florence Avenue, Morden**

Welcome to Nightingale House Florence Avenue, this unique property offers an abundance of natural light and a seamless connection to nature offering a zero carbon, zero waste building envelope. Furthermore, this eco generated property provides: Hot Water Cylinder - DHW - unvented, Air Source Heat Pump - Controller, Fresh Air system- Heating - Radiators - hot water system, ready for Solar Photo Voltaic Panels, Green roof. Designed with modern living in mind, the home features an open-plan kitchen, dining, and lounge area, creating a bright and airy space perfect for both relaxation and entertaining. The property boasts two generously sized double bedrooms, a separate bathroom, and a dedicated storage room, ensuring ample space for all your needs. Outside, the property has a Gated Driveway with Private Parking ready for EV chargers; the private garden provides a tranquil retreat, ideal for outdoor dining, gardening, or simply unwinding in a serene environment. Combining contemporary design with eco-conscious living, this distinctive home offers a perfect balance of comfort, functionality, and natural beauty. Located in Morden, this property benefits from excellent transport connections, including Morden Underground Station (Northern Line), offering quick access to Central London. The area is known for its tranquillity, but it also offers intimate cafes, restaurants, local schools, and parks, providing beautiful open spaces for recreation and leisure



FLORENCE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 876 SQ FT - 81.38 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Welcome to

Florence Avenue, Morden

- 2 Double Bedrooms
- Semi-Detached with private shared driveway
- EPC - A
- New Build Sustainable Home within a gated development
- Private Garden

Tenure: Leasehold EPC Rating: Awaiting

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£575,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108816



Property Ref:
TTG108816 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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