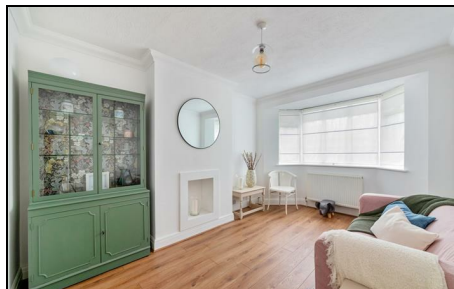


**Epsom Road
Morden, SM4 5PN**

£315,000 Leasehold

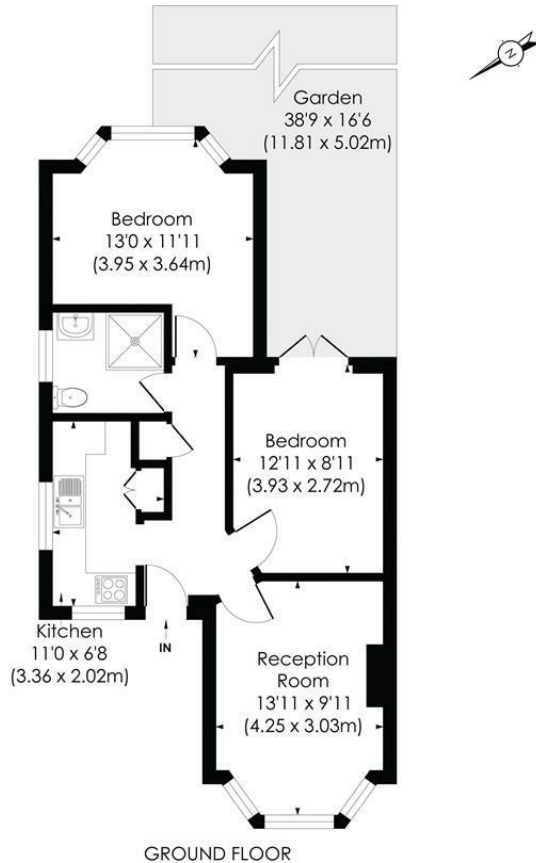


A beautiful two bedroom ground floor maisonette with private 38'ft garden in this sought after location close to Morden Park. Elegant lounge, fitted kitchen and well positioned for both local shops and Morden town center with its Northern Line tube station. Highly recommended.

EPSOM ROAD, SM4

Approx. Gross Internal Floor Area

541 Sq. ft/50.22 Sq. m



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PROPERTY MARKETING

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.

- Ground Floor Two Bed Maisonette
- Private Garden
- No Onward Chain
- Sought after Location
- Desirable Location in Morden
- Close to Various Transport Links
- Lease Remaining 70 years
- Ground Rent £75 per annum and Annual Service Charge - Ad-Hoc
- Council Tax Band - C
- EPC - D



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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

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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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