



All enquiries Ref: James Paterson

- Leasehold third floor purpose built self-contained flat requiring modernisation
- Full vacant possession

**Location:**

The property is situated on London Road within the heart of Morden Town Centre. Public transport links include Morden Underground Station (Northern Line), South Merton Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. The property is also well situated for a network of road links including the A24 and the A3. An extensive range of shops, bars and restaurants can be found locally within Morden with recreational pursuits being found at Morden Park and Morden Hall Park found locally.

**Description:**

Leasehold third floor purpose built self-contained flat requiring modernisation.

**Accommodation:**

Third floor: Two bedrooms, reception room, kitchen, bathroom/WC, hallway  
 Outside: Communal gardens  
 Gross Internal Area GIA (Source: EPC) approximately 58 sq m (624 sq ft)

**EPC rating:** F

**Council Tax Band:** C

**Lease:**

Held on a lease for a term of 99 years from 29 September 1957 (Thus having approximately 30 years remaining) at a ground rent of £20 per annum

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

