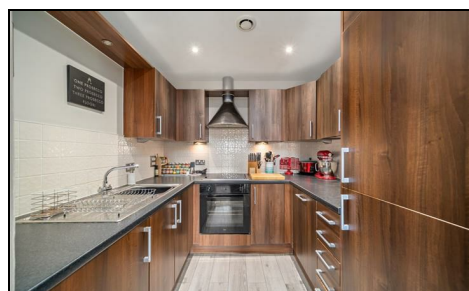


**104 Green Lane
 Morden, SM4 6FE**

£350,000 Leasehold

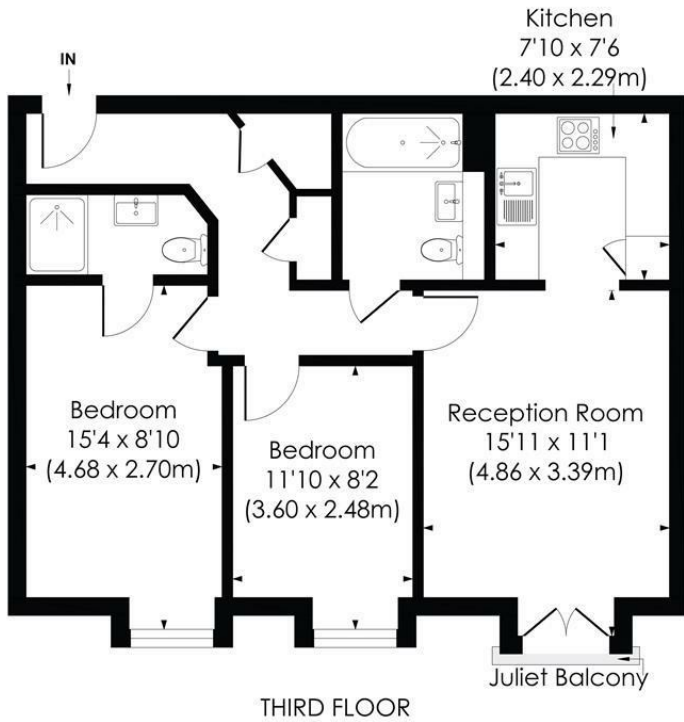


A well-presented two-bedroom, two-bathroom top-floor apartment with secure allocated parking, presented in excellent condition throughout. The property offers two double bedrooms, including a principal bedroom with an en-suite shower room, a family bathroom with a bathtub and useful storage. The reception room provides space for both living and dining, with access to a Juliette balcony overlooking the rear parking area. There is also a semi-open-plan fitted kitchen with integrated appliances. Green Lane is conveniently located for local stations, providing access into London by bus, rail and tube. Close to local shops and recreational facilities include Morden Park, Merton College and Merton Leisure Centre.

GREEN LANE, SM4

Approx. Gross Internal Floor Area

656 Sq. ft/60.90 Sq. m



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PROPERTY MARKETING

This floor plan has been prepared for illustration purposes only. In accordance with the latest RICS code of measuring 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.

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- Two Double Bedroom Top-Floor Apartment with Juliette Balcony
- Two Bathrooms
- Secure Allocated Parking
- Lease remaining 136 year
- Service Charges - £2,304.34 per annum & Ground Rent - £405.67 per annum
- Close to St Heliers Railway Station & Local Bus Routes
- Council Tax Band D
- EPC- C

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	77	78
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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