

TURNERS



Island House, Morden, SM4
£1,650 PCM

020 8687 9787 | turnersproperty.com | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

We are arranging viewings for Saturday the 31st between 10:00 and 11:00. Please email in to book your viewing appointment.

Please note that applicants will need to show a minimum annual income of £49,500 in order to pass the referencing process, which is 30 times the monthly rent.

STUNNING RIVER VIEWS – PRIVATE GATED RIVERSIDE DEVELOPMENT.

Set within a highly sought-after gated riverside development, this impressive two-bedroom residence enjoys stunning open river views and a picturesque approach via a charming footbridge, creating an immediate sense of exclusivity for prospective tenants.

Ideally located within approximately 10 minutes' walk of Morden Town Centre and the Northern Line Tube Station, the property is perfectly suited to commuters seeking both convenience and a peaceful setting.

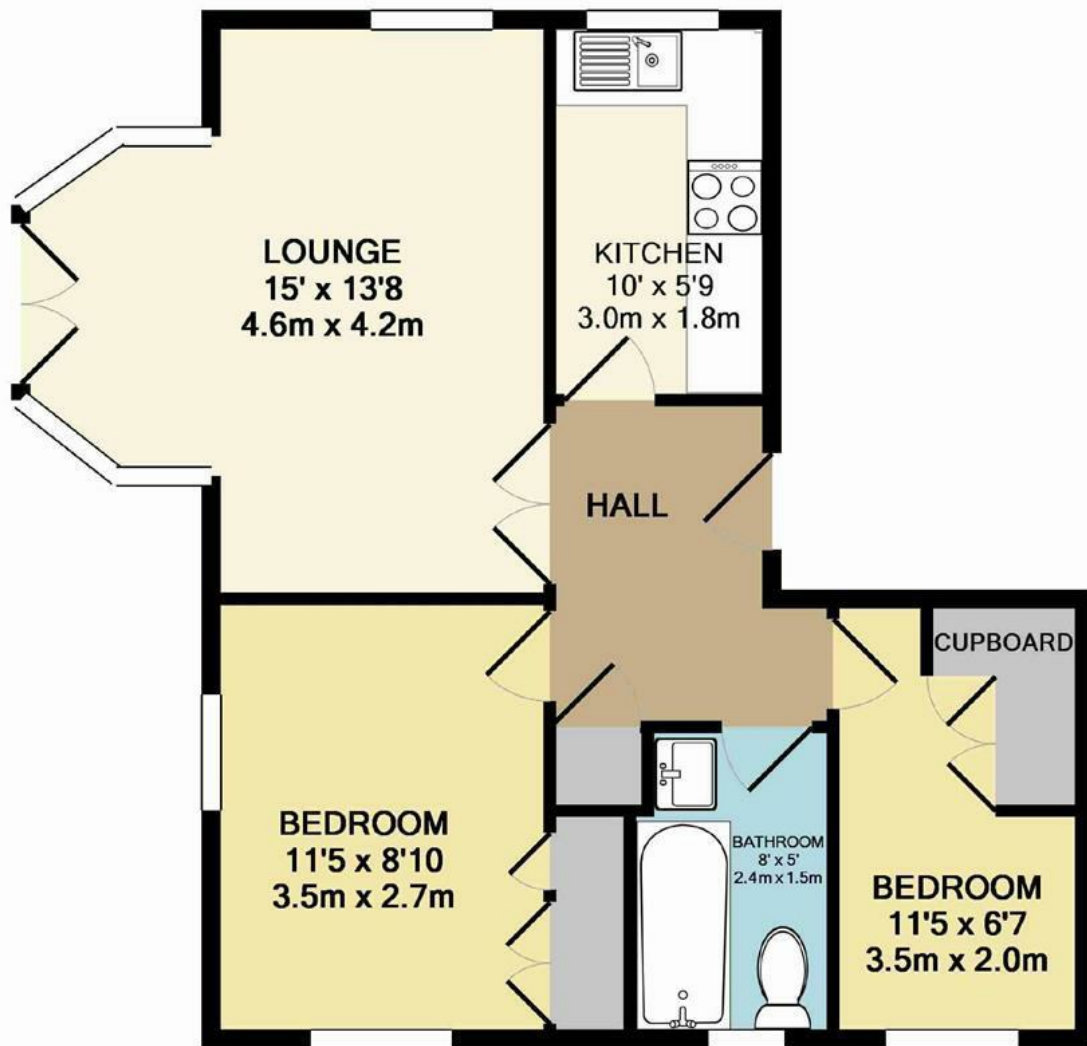
The accommodation is bright, spacious and beautifully presented throughout, having been maintained to a high standard by the current owner.

An internal viewing is highly recommended by Turners to fully appreciate both the location and accommodation on offer.



Key Features

- Two Bedrooms
- Great Location
- Close To Tube
- Ground Floor
- Council tax band D which is 2140.52 per annum
- Close To Tramlink.
- Fantastic Views.
- Unfurnished.
- EPC Rating D
- Available now



TOTAL APPROX. FLOOR AREA 513 SQ.FT. (47.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(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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