



Malling Gardens, Morden SM4 6JG

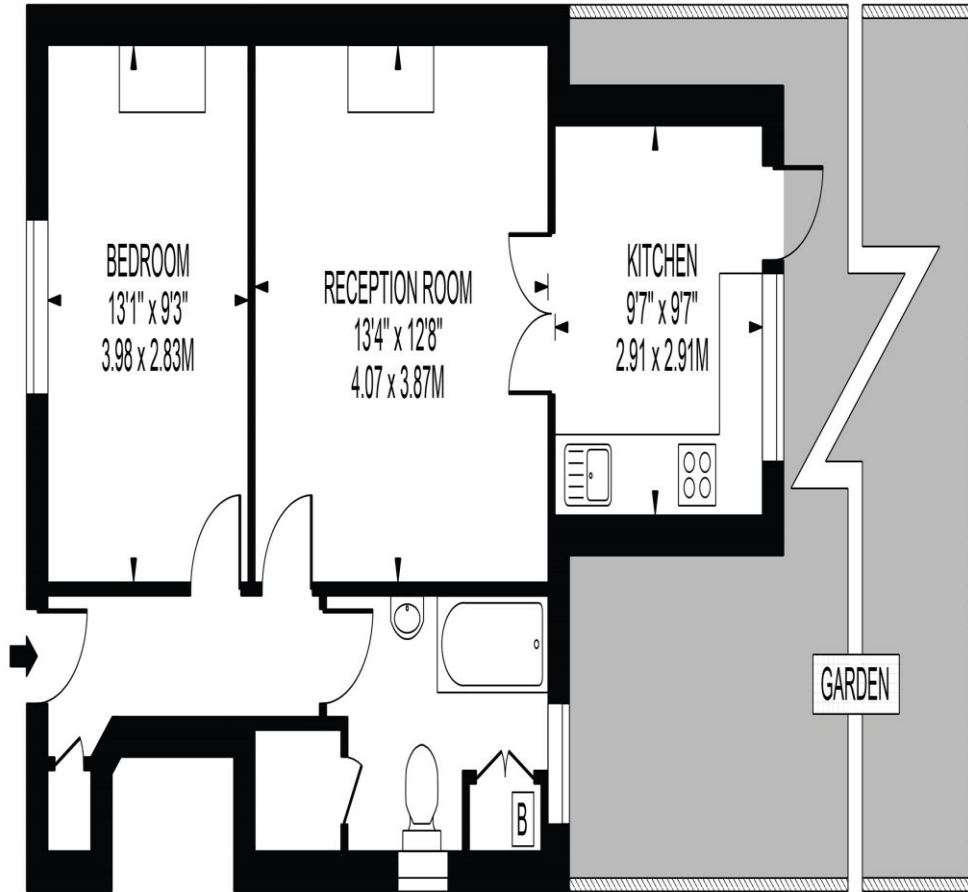
welcome to
Malling Gardens, Morden

Nestled in the quiet, sought-after Malling gardens, this delightful one-bedroom ground floor maisonette offers the perfect blend of comfort, privacy and convenience. benefiting from share of freehold and a long lease. The property is ideal for first time buyers, downsizers and investors. Step inside to find a well-proportioned living space, a bright and airy double bedroom, extended fully fitted kitchen with direct access to your own private garden. This home also includes a Modern Bathroom and ample storage space throughout.



MALLING GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 522 SQ FT - 48.45 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.



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- Private Off- Street Parking
- Private Garden
- Own Front Door - No Communal Entrance
- Easy Access To Transport Links - Modern Underground (Northern Line)
- Close Proximity To Local Shops, Parks And Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B 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.

offers in excess of

£300 000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103545



Property Ref:
MOD103545 - 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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barnard marcus



020 8685 9628



Morden@barnardmarcus.co.uk



107 London Road, MORDEN, Surrey, SM4 5HP



barnardmarcus.co.uk