



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, sq footage & sq meters are approximate. For identification purposes only. The actual property will vary. Prior on application for a 180 day Licence to use this Plan (21022026). Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's. [www.steelendon.co.uk](http://www.steelendon.co.uk) email: [mark@steelendon.co.uk](mailto:mark@steelendon.co.uk)

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	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



St. Helier Avenue, Morden, SM4

£2,300

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[Full description](#)

### Key Features

- 3/4 bedrooms
- Unfurnished
- Good sized garden
- EPC D
- Council tax D 2088.43 per annum
- Through lounge
- Available from the 1st of April
- Shower room and toilet to the first floor
- Bathroom and toilet to the loft room.