

**15 Stanley Road  
Morden, SM4 5DE**

**Asking Price £300,000 Leasehold**

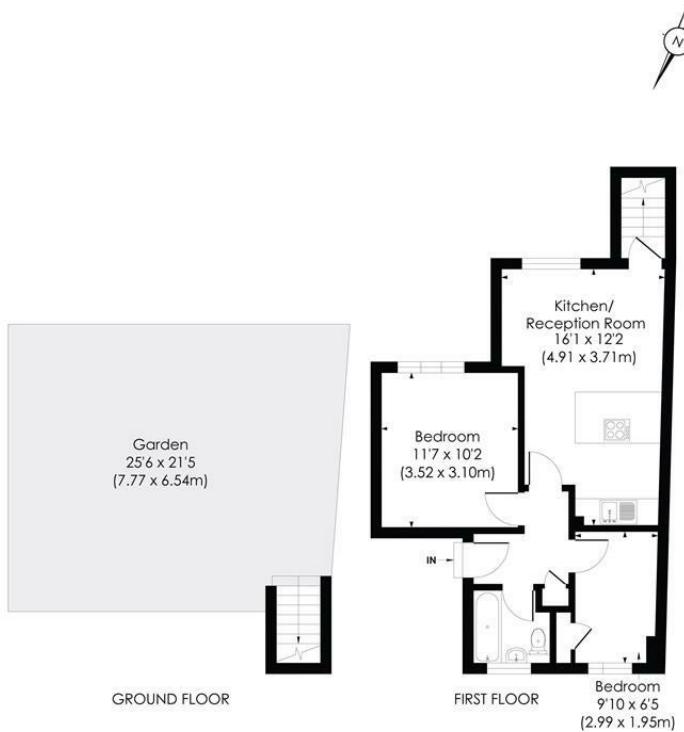


**A rarely available two bedroom first floor purpose built maisonette with private garden, moments away from the Northern Line tube station. Offered with no chain and 168 year lease remaining. An ideal property for a first time buyer who would like to have a home with great transport links and own outside space.**

## STANLEY ROAD, SM4

Approx. Gross Internal Floor Area

461 Sq. ft/42.83 Sq. m



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		EU Directive 2002/91/EC

- Two bedrooms
- Own Garden
- Lease: 168 years remaining
- Central location in Morden
- No chain
- Lovely open plan reception room
- EPC - D
- Merton Council Tax Band - C
- Service Charge 50/50 split (as and when)
- Ground Rent : Peppercorn

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