

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

Asking Price £300,000 Leasehold

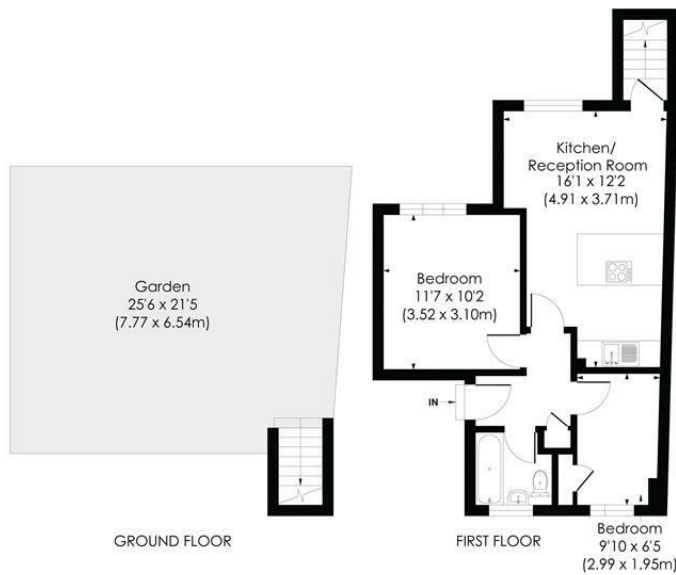


A rarely available two bedroom first floor purpose built maisonette with private garden, moments away from the Northern Line tube station. Offered with no chain and 168 year lease remaining. An ideal property for a first time buyer who would like to have a home with great transport links and own outside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

STANLEY ROAD, SM4

Approx. Gross Internal Floor Area

461 Sq. ft/42.83 Sq. m



pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice 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.

- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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