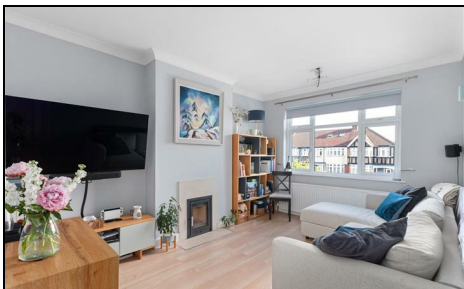


Martin Way Morden, SM4 4AR

£400,000 Leasehold



In excellent condition, this two bedroom first floor garden maisonette is enviably located in Martin Way, a short walk to South Merton Thameslink and equidistant to both Wimbledon Chase Thameslink and Morden Northern Line Tube. Comprising a bright and spacious reception, a large double bedroom and further second bedroom, plus a separate kitchen with modern integrated appliances and luxury family bathroom. Further storage is found in the loft, where there is further potential to extend (subject to planning permission and the necessary constraints). There is side access to a pretty private garden at the rear of the property. With its close proximity to various transport links, popular recreation grounds and the shops, bars and amenities of both Raynes Park and Morden, this is a superb first time purchase.

MARTIN WAY, SM4

Approx. Gross Internal Floor Area

669 Sq. ft/62.18 Sq. m



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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.

- First Floor Garden Maisonette
- Two Bedrooms
- In Excellent Condition
- Private Garden
- Desirable Location in Morden
- Close to Various Transport Links
- Leasehold - 149 Years Remaining
- Annual Service Charges - Ad-Hoc, Peppercorn Ground Rent
- EPC Rating - D
- Merton Council Tax Band - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	77
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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