

# Flat 80, 40, Field House Schoolgate Drive Morden, SM4 5DJ

**Offers In Excess Of £350,000 Leasehold**

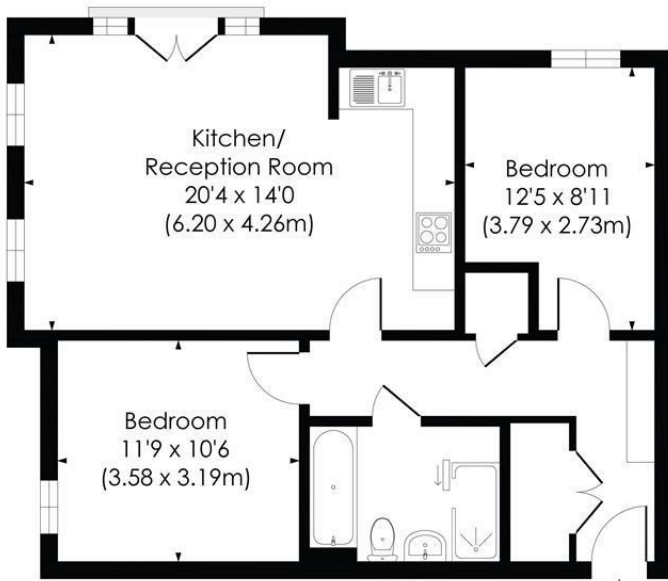


**An excellently presented two double bedroom third floor purpose-built apartment, located in the sought after Willows Development, in close proximity to both Morden Northern line Tube, Morden South Train Station as well as Morden Town Centre. Boasting a spacious open plan kitchen/reception with dual aspect windows, modern kitchen appliances and a Juliet balcony, two double bedrooms and a sizeable family bathroom. The property also comes with its own allocated parking space in the basement with gated entry and access via lift. This is a superb purchase for a first time buyer or rental investor.**

**SCHOOLGATE DRIVE, SM4**

Approx. Gross Internal Floor Area

**695 Sq. ft/64.54 Sq. m**



THIRD FLOOR

IN

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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.

- Modern Purpose-Built Apartment
- Two Double Bedrooms
- Spacious Open-Plan Kitchen/Diner
- Bright and Airy Juliet Balcony
- Allocated Underground Parking
- Desirable Location close to Various Transport Links
- Leasehold - 140 Years Remaining
- Annual Service Charges - £2466.94, Annual Ground Rent - £295
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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