

**Glastonbury Road
Morden, SM4 6PH**

£270,000 Leasehold



A lovely first floor conversion flat in sought after cul de sac location near to St Helier train station. Well presented throughout and with its own entrance. This is a fantastic purchase for any first time buyers looking for a home in the area.

GLASTONBURY ROAD, SM4

Approx. Gross Internal Floor Area

431 Sq. ft/40.0 Sq. m



Garden
23'0 x 18'6
(7.01 x 5.65m)



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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 Conversion Flat
- Private Garden
- Own front Door
- Cul De Sac Location
- Close to St Helier Train Station
- Lease: 108 years remaining
- EPC -C
- Merton Council Tax Band - B
- Ground Rent : £10.00 (per Annum)
- Service Charge: £220.40 (per Annum)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-80) B		
(69-80) C	73	76
(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

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