# Ellisons

Morden
Sales & Lettings
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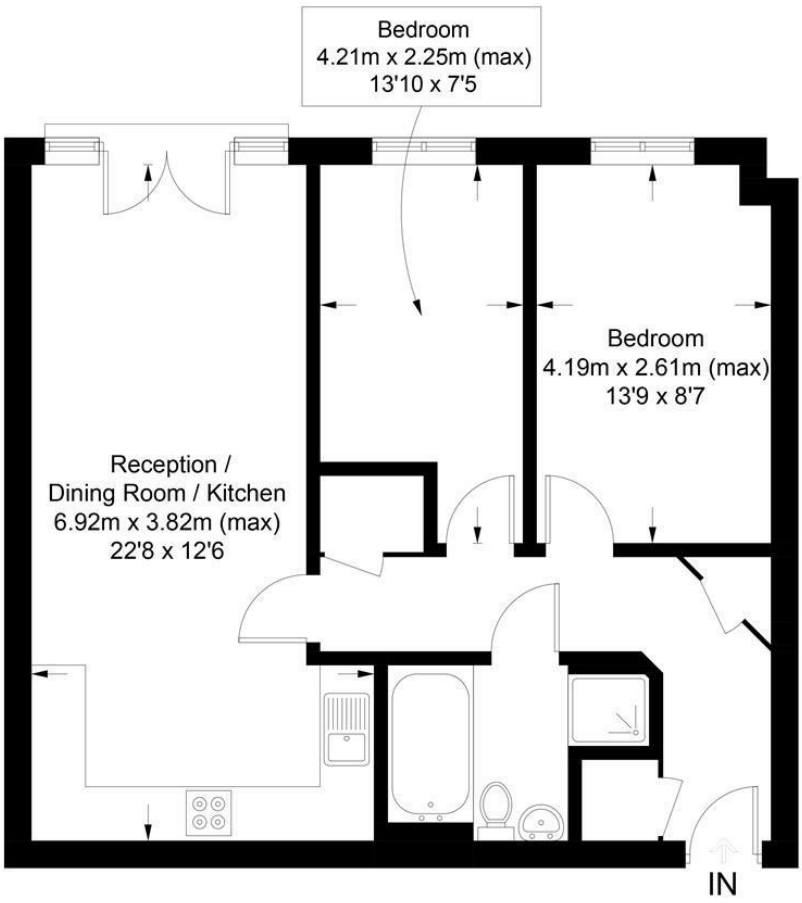
## Schoolgate Drive
## Morden, SM4 5DJ

## £325,000 Leasehold

**A fantastic two double bedroom second floor modern purpose-built apartment with a lift, allocated parking space, located in the sought after Willows Development in close proximity to Morden town centre with its Northern Line station and Morden South Train Station.**
**No onwards chain. Excellent value.**

## Field House, SM4

Approximate Gross Internal Area = 61.7 sq m / 664 sq ft




## Second Floor

This floor plan is for representation purposes only and is not drawn to scale.
**The Gross Internal Area includes outbuildings shown on the plan.**
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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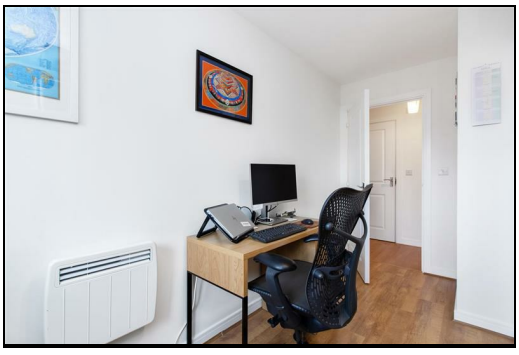
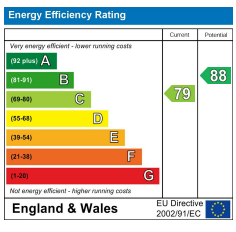


- Second Floor Modern Purpose-Built Apartment
- Two Double Bedrooms
- In Excellent Condition
- Secure and Allocated Parking in Basement
- Sought after Location in Willows Development
- No Onward Chain
- Leasehold - 140 Years Remaining
- Annual Service Charges - £2282.46, Annual Ground Rent - £295
- EPC Rating - C
- Merton Council Tax Band - C

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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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989-2019