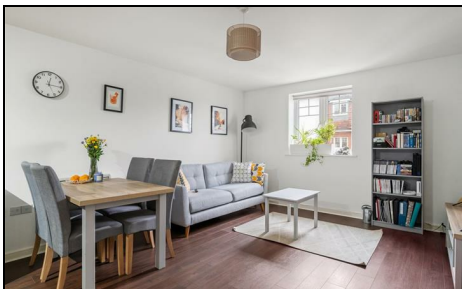


## Schoolgate Drive Morden, SM4 5DJ

**£325,000 Leasehold**



Situated in the desirable area of Schoolgate Drive, Morden, this charming purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 758 square feet, the property features two spacious double bedrooms, making it an ideal choice for first-time buyers or those seeking a cosy retreat. Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The flat boasts a modern bathroom, ensuring all your daily needs are met with ease. The contemporary design, established in 2011, reflects a commitment to quality and style, providing a welcoming atmosphere throughout.

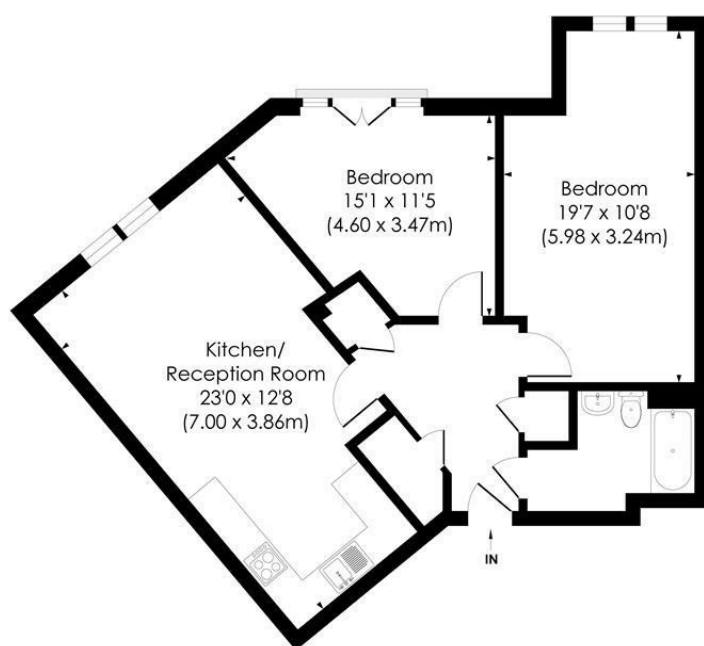
One of the standout features of this property is the private parking, a rare find in urban living, allowing for hassle-free access to your vehicle. The location is particularly advantageous, with Morden Park just a stone's throw away, offering green spaces for leisurely strolls or outdoor activities. Additionally, Morden Tube station is conveniently close, providing excellent transport links to central London and beyond.

This flat is not just a property; it is a lifestyle choice, combining modern living with the tranquillity of nearby parks and the vibrancy of city life. Whether you are looking to make your first step onto the property ladder or seeking a comfortable home in a well-connected area, this flat on Schoolgate Drive is a splendid opportunity not to be missed.

# SCHOOLGATE DRIVE, SM4

Approx. Gross Internal Floor Area

787 Sq. ft/73.10 Sq. m



SECOND FLOOR

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.

- Modern Purpose-Built Apartment
- Larger than Average
- Two Double Bedrooms
- Open-Plan Kitchen/Diner
- Allocated Underground Parking
- Desirable Location close to Various Transport Links
- Leasehold - 140 Years Remaining
- Service Charge £2698.32 per annum and Ground Rent £530.25 Per annum
- EPC Rating - B
- 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>		
(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		
England & Wales	85	89
	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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