

Morton Road Morden, SM4 6EF

£385,000 Leasehold



A spacious and rarely available two double bedroom first floor garden maisonette, enviably located in the heart of the 'Wandle' area of Morden. Boasting two double bedrooms, a bright and inviting reception and both a modern kitchen and family bathroom, with additional storage in the loft space above. At the rear of the property is a superb 46ft x 23ft private garden and garage. Situated on a quiet residential street within easy reach of Morden Town Centre and the Northern Line Underground, the property is also well connected by multiple bus routes from nearby St Helier Avenue. With Morden Hall Park and the River Wandle just a short walk away, this maisonette is a superb opportunity for first-time buyers or anyone seeking a spacious home with a private garden in a well-connected location.

MORTON ROAD, SM4

Approx. Gross Internal Floor Area

705 Sq. ft/65.52 Sq. m
(Excluding Garage)



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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.

- First Floor Garden Maisonette
- Two Double Bedrooms
- In Good Condition Throughout
- Superb West Facing Garden
- Garage
- Desirable Location in 'Wandle' area of Morden
- Leasehold - 116 Years Remaining
- Annual Service Charges: Ad-Hoc, Annual Ground Rent: £250
- EPC Rating - C
- 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	77
		EU Directive 2002/91/EC	

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