

**London Road
Morden, SM4 5PT**

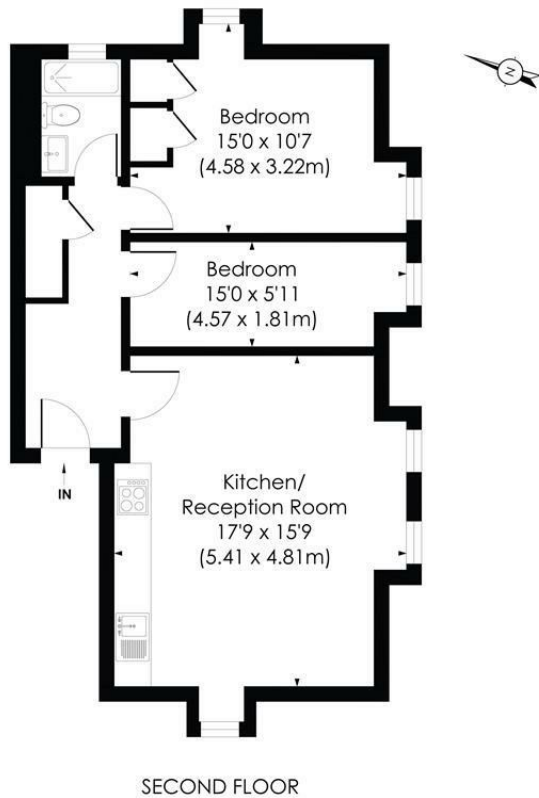
£350,000 Leasehold



Top floor purpose built, two bedroom apartment with allocated parking in a central convenient location close to Morden Town Centre and Northern Line tube station. Parkview Apartments development was built in 2014. This lovely apartment is well presented through out with ample storage. This is a superb flat for any buyers looking to get onto the property market.

LONDON ROAD, SM4

Approx. Gross Internal Floor Area
625 Sq. ft/58.04 Sq. m



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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.

- Two Bedroom Apartment
- Central Location Near To The Northern Line
- Purpose Built Top Floor
- Allocated Parking
- Well Presented Through Out
- EPC - C
- Merton Council Tax Band - C
- 116 Years Remaining On Lease
- £250.00 Ground Rent
- Service Charge (2022) £1,502.62



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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