

London Road Morden, SM4 5AS

£1,250 PCM

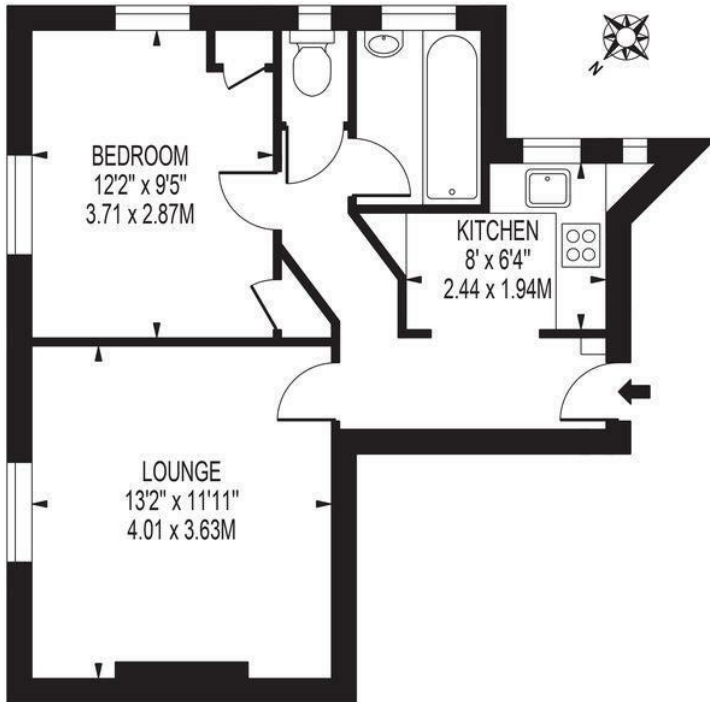


Newly modernized one bedroom purpose built flat located in a excellent central Morden location on London Road just a few minutes walk into the centre and the underground station (Northern line). The property has been redecorated and features wood laminate flooring, BRAND NEW KITCHEN AND BATHROOM, separate reception room, double bedroom, and separate w.c. Off street parking is available on a first come basis.

EPC band D. Council tax band B.

THE HOMEFIELD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 449 SQ FT - 41.70 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Central Morden Location
- One Bedroom Purpose Built Flat
- Off Street Parking Available On a First Come Basis
- New Kitchen
- New Bathroom with Separate WC
- One Months Rent in Advance
- Damages Deposit = 5 Weeks Rent
- Holding Deposit = One Weeks Rent
- EPC Band D
- Council Tax Band B

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



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**

