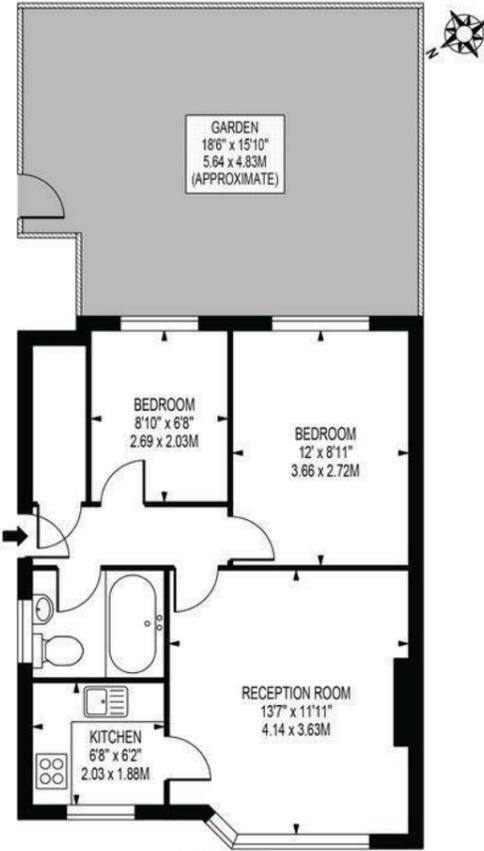
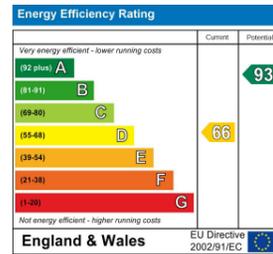


**YORK CLOSE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 479 SQ FT - 44.50 SQ M



GROUND 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.



**£1,550 PCM:**

TWO BEDROOM MAISONETTE  
 WITH PRIVATE PATIO GARDEN

Available now - Two bedroom ground floor maisonette with PRIVATE GARDEN. Located just 0.2 miles from Morden underground station (Northern line), town centre and a few minutes walk from Baitul Futuh Mosque. The property features a modern kitchen, reception room, one double bedroom, one single and family bathroom. Council tax band C. EPC band D.



### SPECIFICATION:

- Two bedroom maisonette
- Private patio garden
- 0.2 miles to Morden tube and bus station
- Close to town centre shops and restaurants
- Ground floor
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band C

