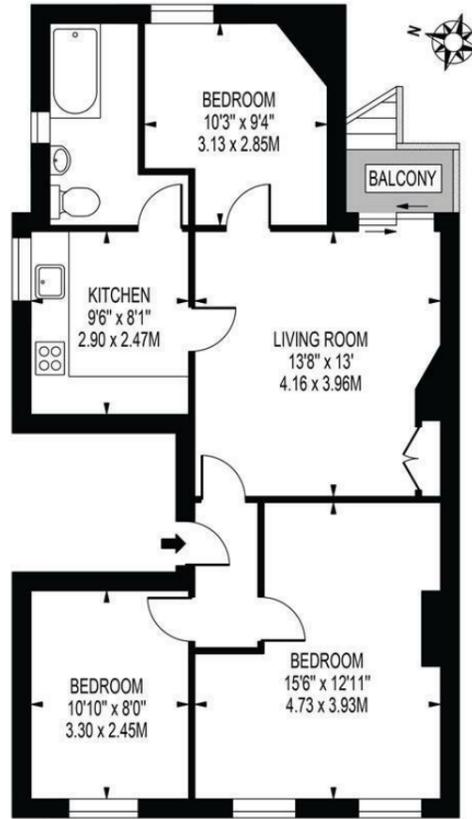


## ST. HEILER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 703 SQ FT - 65.34 SQ M



### FIRST 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.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**£1,850 PCM:**

FIRST FLOOR THREE BEDROOM FLAT WITH PRIVATE GARDEN

IDEAL FOR COUPLES OR SHARERS is this first floor flat in Morden. The property comprises a generously sized master bedroom with a further double and single bedroom, a separate fitted kitchen, bathroom and a large reception that leads to your downstairs private garden. Further benefits include gas central heating and double glazing throughout. St Helier Avenue is situated 0.5 miles (10 minute walk) to Morden Underground Tube Station and an array of amenities. The electric for this flat uses a pre-payment meter (top up / pay as you go).

EPC D, Council Tax Band B



### SPECIFICATION:

- Three Bedrooms
- First Floor
- 0.5 Miles from Morden Tube
- Private Garden
- Unfurnished
- One Months Rent in Advance
- Five Weeks Deposit
- No Admin Fees
- Council Tax Band B
- EPC D

