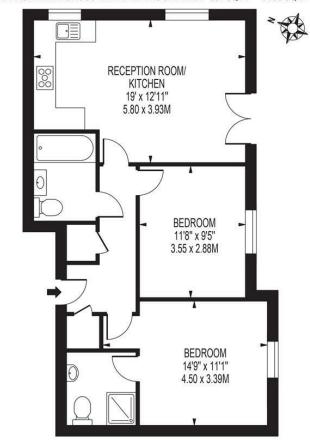
NURSERY VIEW HOUSE, SCHOOLGATE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.38 SQ M



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.



Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91)			85
(69-80) C		74	
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		U Directiv 002/91/E0	

Ellisons

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11 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 8626
E lettings@ellisons.uk.com
www.ellisons.uk.com

38 School Gate Drive Morden, SM4 5DH



£1,750 PCM:

TWO DOUBLE BEDROOM, TWO BATHROOM APARTMENT WITH OFF STREET PARKING

TWO DOUBLE BEDROOM, TWO BATHROOM apartment with OFF STREET PARKING is situated within this sought after modern development approximately 10 minutes walk from MODERN UNDERGROUND STATION (Northern Line). Benefiting from lots of natural light, laminate wood flooring, open plan kitchen/reception with Juliet balcony, ensuite shower to master bedroom along with modern family bathroom. Allocated parking and security entry system.

Good Energy Rating C. Council Tax Band C.



SPECIFICATION:

- Modern Development
- Two Double Bedrooms
- Laminate Wood Flooring
- Two Bathrooms
- Allocated Parking
- First Months Rent in Advance
- Five Weeks Security Deposit
- Holding Deposit = One Weeks Rent
- EPC C
- Council Tax Band C



