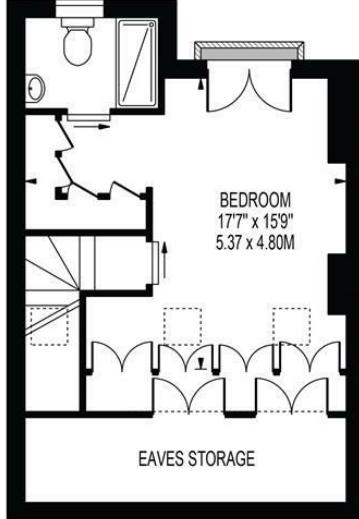
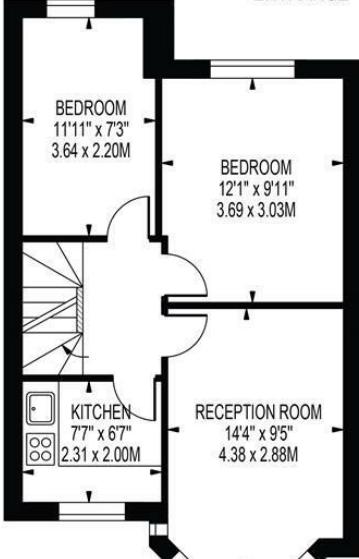


LOWER MORDEN LANE

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 887 SQ FT - 82.43 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 790 SQ FT - 73.37 SQ M  
(EXCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)



GROUND FLOOR  
ENTRANCE

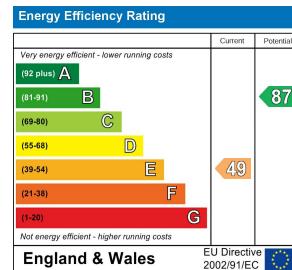


SECOND FLOOR

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.



Lower Morden Lane  
Morden, SM4 4SE



£1,900 PCM:

NEWLY REFURBISHED  
SPLIT LEVEL TWO BEDROOM MAISONETTE

Ideal for a couple is this newly refurbished two double bedroom split level maisonette, located close to bus routes to Morden tube/town centre and Raynes Park station, and opposite Morden Park.

The property features a large entrance hall, spacious reception room, separate kitchen, and bedroom to the first floor. An impressive principle bedroom with fitted wardrobes, Juliet balcony and ensuite shower room are located on the second floor. EPC band E. Council tax band D.



#### SPECIFICATION:

- Split level maisonette
- Two double bedrooms
- Large principle bedroom with fitted wardrobes
- Modern ensuite shower room
- Good storage
- First months rent in advance
- Five weeks security deposit
- Holding deposit - one weeks rent
- Council tax band D
- EPC band E

