

## 38 School Gate Drive Morden, SM4 5DH

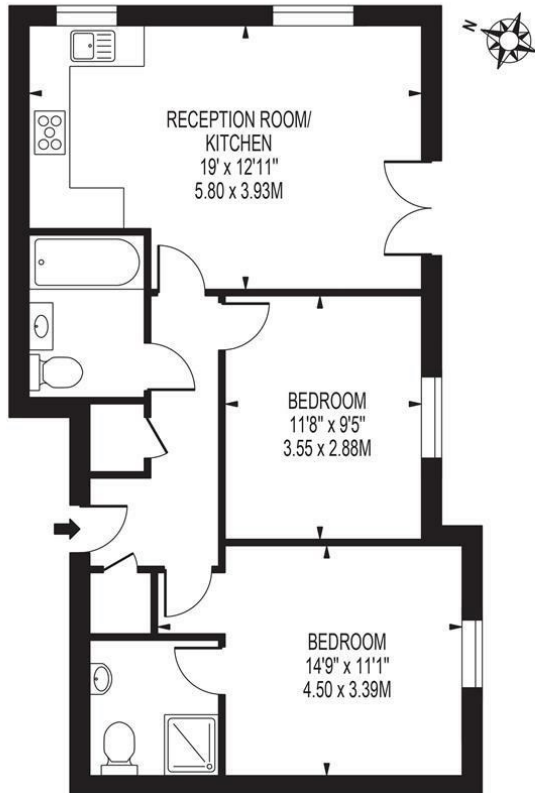
**£1,750 PCM**



**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.

## 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. 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.

- 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



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>		
	74	85
	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.

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of successful Sales and  
Lettings in Merton**

