



London Road, Morden

- Two Bedroom Flat
- Allocated Parking Space
- Close to Local Amenities
- Ideal for First Time Buyers

- Top Floor
- Open Plan Living
- Excellent Transport Links
- Viewings are Highly Recommended

Asking Price £350,000



Tenure: Leasehold

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London Road, Morden

DESCRIPTION

Nestled on London Road in Morden, this charming flat offers a delightful blend of modern living and convenience. Built in 2015, the property boasts a contemporary design and is part of a well-maintained development. Spanning an area of 582 square feet, this flat features two comfortable bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

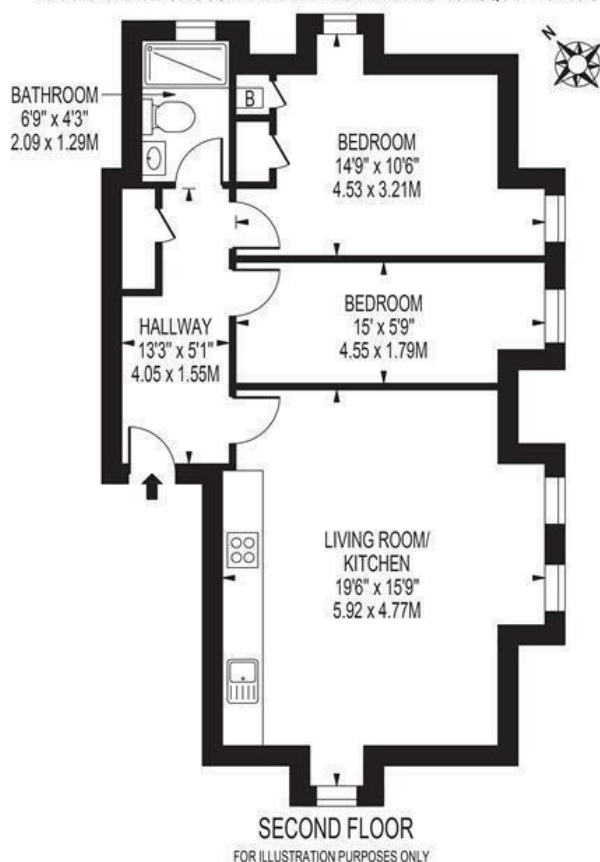
The reception room is a welcoming area, perfect for relaxation or entertaining guests. The flat also includes a well-appointed bathroom, ensuring all your daily needs are met with ease. One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area.

Situated in Morden, residents will enjoy easy access to local amenities, including shops, restaurants, and parks, all within a short distance. The excellent transport links nearby make commuting to central London a breeze, enhancing the appeal of this lovely flat.

This property represents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss the chance to make this flat your own.



LONDON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 582 SQ FT - 54.10 SQ M



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.

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79	79	(69-80) C	79	79
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



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