



2 bed apartment to buy in SM4

London Road, Morden, SM4 5HQ

£160,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ EPC Rating: C
- ✓ Council Tax Band: C
- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Location, location, location..... This two bedroom first floor purpose built apartment is located within this sought after central Morden development offering access to all local town centre amenities including the ever popular Morden Underground station as well as Morden South train station making this an ideal opportunity for commuters, first time buyers and buy to let investors alike. In addition there are numerous local bus routes connecting to neighbouring town centres such as Colliers Wood, Wimbledon and Sutton. Providing the rarely found blend of convenience with peace and tranquillity are the abundance of recreational green spaces of Morden Park, the National Trusts Morden Hall Park and Mostyn Gardens to name but a few.

Having been maintained and enhanced during the vendors ownership, the light and spacious accommodation comprises of a lounge, kitchen, two bedrooms and a bathroom. Externally, the property also benefits from frequently maintained communal gardens and residents off street parking. Measuring a sizable 550 Sq Ft / 51.1 Sq M and the providing extraordinary value for money at only £454 per Sq Ft / £4,892 per Sq M, we strongly encourage you to at your earliest convenience to ensure that you avoid the certain disappointment of missing out on the opportunity to be the new owners of this fantastic property.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 80

Annual Ground Rent Amount: £5.00

Annual Service Charge Amount: £2,500.00

Price: Starting Bid £160,000

Property Type: Apartment

Year built: 1931

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

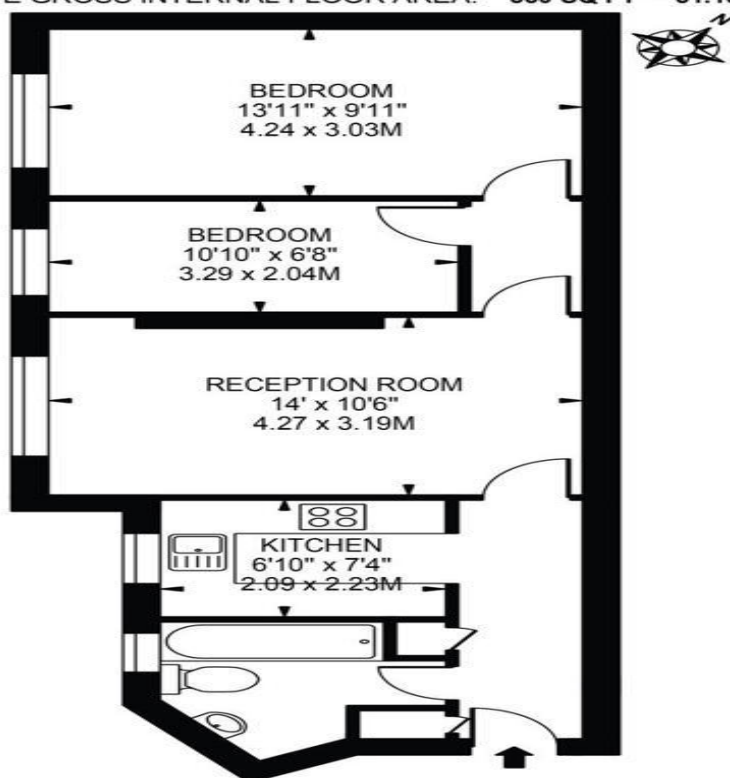
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROSVENOR COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 550 SQ FT - 51.10 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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