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## London Road, Morden

### Offers In Excess Of £300,000 Leasehold

Larger Than Average Apartment - One Double Bedroom - Garden

Beautifully Presented Throughout - Modern Bathroom

Large Open Plan Lounge/Kitchen/Dining Room - EPC Rating B

Long Lease of 119 yrs Remaining - Residents Permit Parking



company registration no. 05068639 • vat registration no. 843560623



# London Road, Morden

## Ground Floor

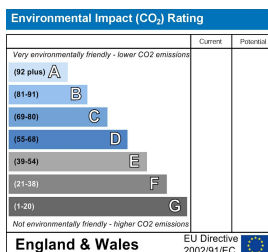
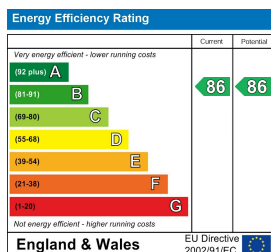
Approx. 56.1 sq. metres (603.8 sq. feet)



Total area: approx. 56.1 sq. metres (603.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation. Plan produced using PlanUp.

London Borough of Merton  
Tax Band C  
Leasehold



These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.