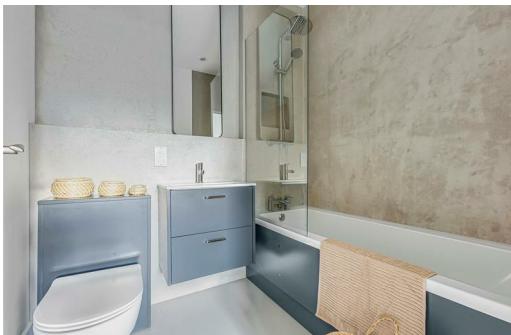




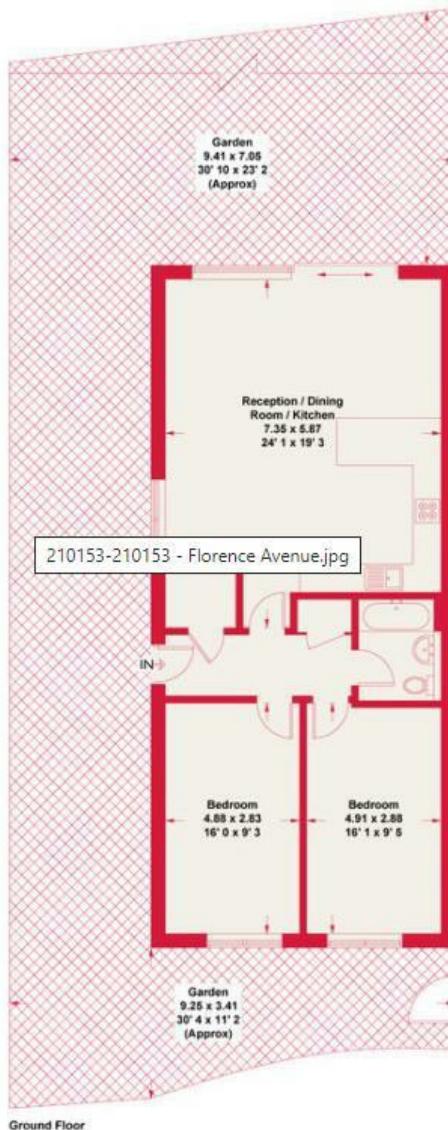
## Florence Avenue, Morden

Guide Price £575,000 Freehold

2 Double Bedrooms - Semi-Detached - New Build  
Sustainable Home - Custom Designer Kitchen - EPC 'A' 108A  
Short Walk To Morden Tube, Mainline Station & High Street  
Off-Street Parking - Private Garden - Gated Residence



# Florence Avenue, Morden



London Borough of Merton  
Tax Band New Build  
Freehold

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100	100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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.