



Schoolgate Drive, Morden

Guide Price £365,000 Leasehold

Spacious Open Plan Kitchen/Reception Room - Modern Fitted Kitchen

Two Double Bedrooms - Modern En-Suite Shower - Juliette Balcony

Off Street Parking - Close To Morden Tube Station - Long Lease

Family Bathroom - Communal Gardens - NO CHAIN - EPC Rating C



Schoolgate Drive, Morden



Total area: approx. 60.3 sq. metres (649.0 sq. feet)

Whist 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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	70	71
(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.