

FOR SALE



Martin&Co

Wandle Road, Morden, SM4
Asking Price of £365,000 Leasehold

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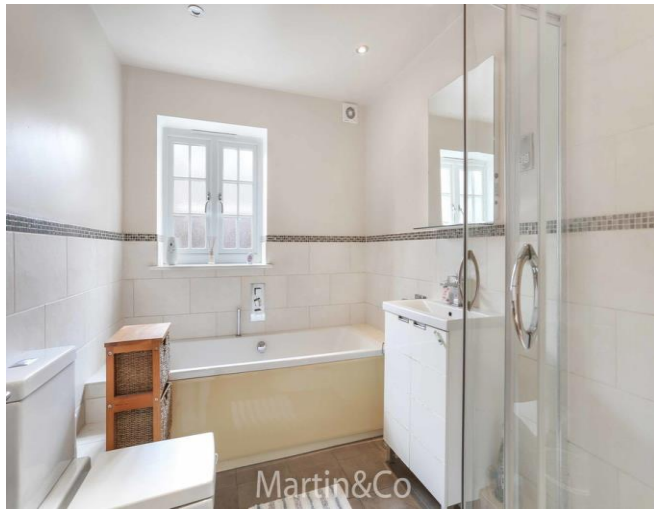
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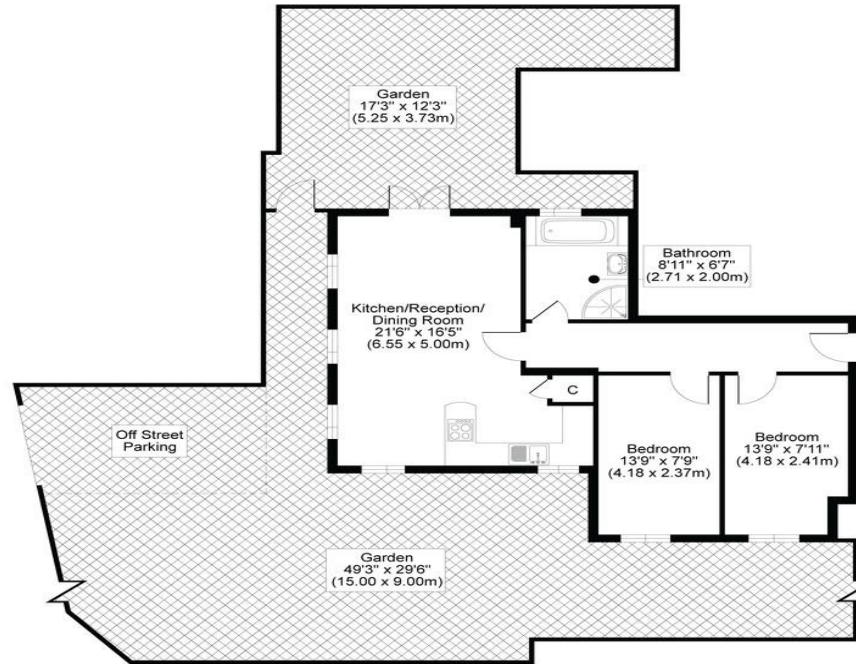
- GROUND FLOOR GARDEN FLAT WITH NO CHAIN
- 2 DOUBLE BEDROOMS
- PRIVATE PATIO + LARGE FRONT GARDENS
- ALLOCATED PARKING SPACE
- LIVING/DINING/KITCHEN ENTERTAINING ROOM
- SUPERB BATHROOM + SHOWER CUBICLE

A fantastic 2 double bedroom ground floor conversion apartment, with a private rear patio garden, plus larger front & side gardens, including an allocated parking space and rear access gate. Set within this impressive corner building, on the borders of Morden & Mitcham, walking distance to Mitcham Tram Link Station, with bus routes to Modern Station. Idea for entertaining, with a good sized reception room with double doors to rear patio, opening through to the dining area and open plan modern luxury fitted kitchen, with a breakfast bar. Hallway and 2 good sized bedrooms, plus a superb modern bathroom with a separate shower cubicle. Must be seen internally. NO CHAIN. Viewing Highly Recommended. EPC Band C. Merton Council Tax Band D = £1,883.82 PA.





WANDLE ROAD, SM4
TOTAL APPROX FLOOR PLAN AREA 664 SQ.FT (62 SQ.M)
GROUND FLOOR



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

optic
MEDIA
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation and availability of your funds in order that our client may make an informed decision

