



MORDEN HALL ROAD, SM4  
**£250,000 LEASEHOLD**

**Winkworth**



## MORDEN HALL ROAD, SM4

### Bright 1-Bedroom Flat | Prime Morden Location

This second-floor, one-bedroom flat is ideally situated in the heart of Morden, just a 3-minute walk to Morden Underground (Northern Line) and 10 minutes to the Tram, offering easy access to Wimbledon, Croydon, and beyond.

#### Key Features:

Prime Location – Moments from Morden town centre with supermarkets, restaurants, and excellent transport links

Kitchen – Modern design with ample storage and integrated appliances

Reception Room – Bright and airy living space

Double Bedroom – Well-proportioned with a free-standing wardrobe

Bathroom – Full-sized with a bath and shower

Double-Glazed Windows – Ensuring warmth and sound insulation

Ample Storage – Convenient built-in storage throughout the hallway

Communal Gardens – Access to a maintained shared green space

Set directly opposite the stunning Morden Hall Park (National Trust), this property offers a peaceful retreat while being just minutes from bustling town life and excellent transport options.

With a long lease and no onward chain, this is an excellent opportunity for first-time buyers and buy-to-let investors alike.

EPC	D
Council Tax Band	B
Lease remaining	113yrs 4months
Service Charge	£912 per annum
Ground Rent	£250 per annum

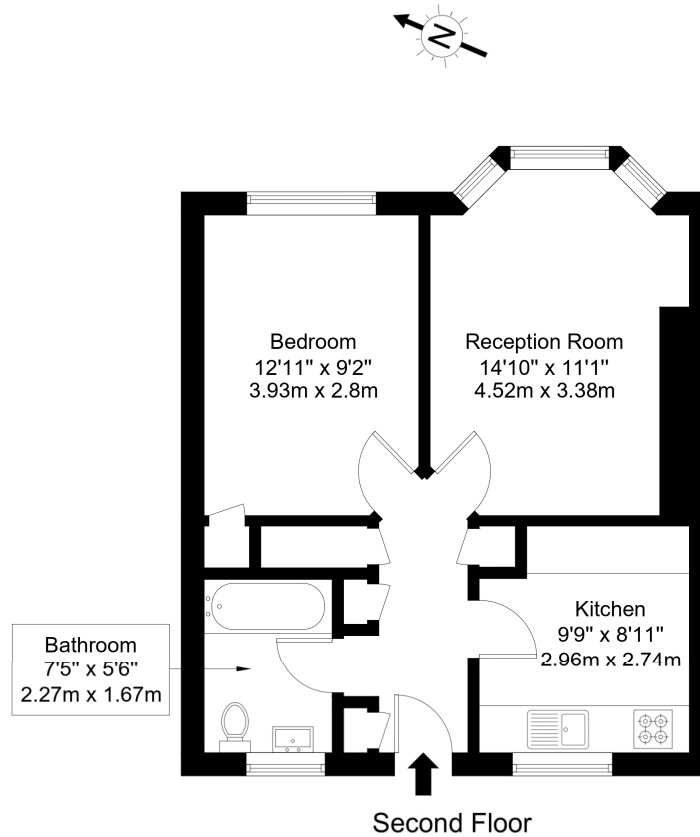






# Morden Hall Road, SM4 5JF

Approx Gross Internal Area = 45.7 sq m / 492 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	67
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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