

TURNERS



Orion Mews, Morden, SM4
£425,000 Leasehold

020 8687 9787 | [turnersproperty.com](https://www.turnersproperty.com) | 105 London Road, Morden, Surrey, SM4 5HP

TURNERS





Full Description

A beautifully presented first-floor apartment offering two double bedrooms, situated within a quiet gated mews in the sought-after Merton Park area of SM4. Ideally positioned within walking distance of Morden Underground Station and approximately 1.7 miles from Wimbledon, the property combines peaceful surroundings with excellent transport links and local amenities.

Tucked away just off Woodville Road, this exclusive gated development provides both security and privacy while remaining conveniently close to shops, restaurants and everyday amenities. The property is also ideally located for a number of attractive green open spaces, including John Innes Park, Morden Park and the picturesque National Trust Morden Hall Park, offering beautiful riverside walks, landscaped gardens, children's play areas and cafés, making it perfect for those who enjoy outdoor recreation.

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The property is accessed via its own private entrance, leading to a welcoming hallway and staircase to the first floor. The bright and inviting living room offers comfortable space for a large sofa, coffee table and entertainment unit, with double doors opening onto a Juliette balcony overlooking the attractive communal gardens.

Leading directly from the living room is a stylish kitchen/dining room, fitted with contemporary high-gloss units, contrasting black worktops and attractive charcoal-grey tiled splashbacks. Integrated cooking appliances, brushed chrome finishes and wood-effect flooring complete this modern and practical space.

The principal bedroom is a generous double, finished in neutral décor with soft carpeting and overlooking the peaceful mews. It also benefits from a modern en-suite shower room featuring a walk-in shower, wash hand basin, WC and heated towel rail.

The second double bedroom is currently arranged as a home office but would equally make an excellent guest bedroom or children's room, offering flexible accommodation to suit a variety of buyers.

The family bathroom is well presented with a white three-piece suite comprising a panelled bath with shower and glass screen, wash hand basin and WC. Additional features include part-tiled walls, a heated towel rail, illuminated shaving point and useful built-in storage.

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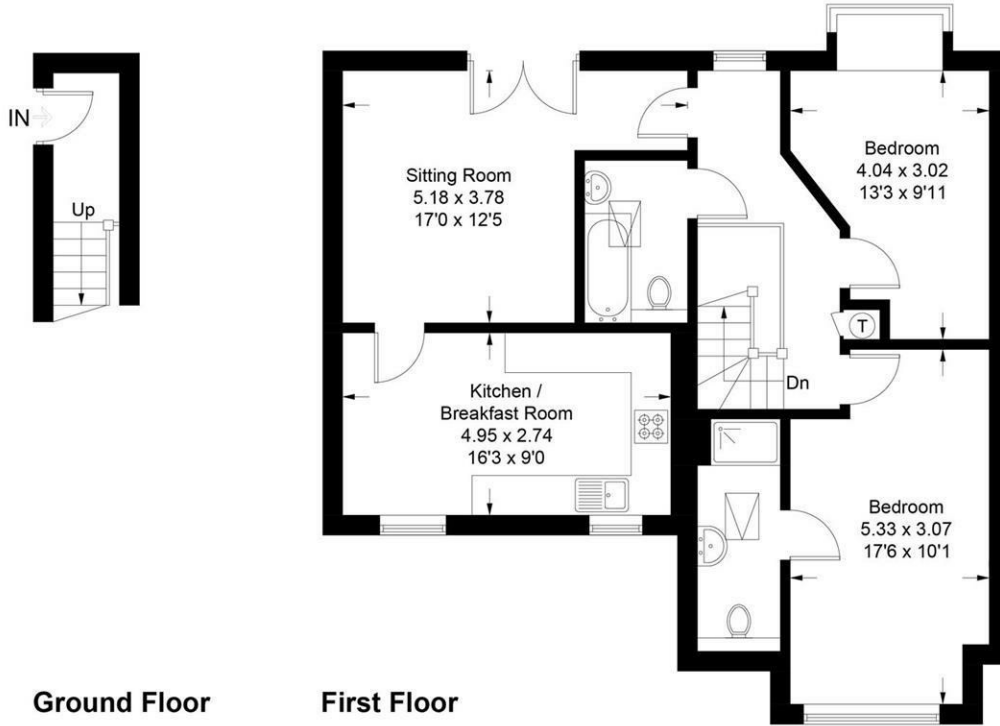
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Key Features

- 1st Floor Mews Flat
- Two Double Bedrooms
- Quiet Cul-De-Sac
- Excellent Decorative Order
- Living Room with Separate Kitchen/Diner
- Private Parking
- Good Local Amenities
- Moments Away From Morden Station
- EPC Rating C
- Ample loft space

Approximate Gross Internal Area = 80.4 sq m / 865 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID737126)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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