

TURNERS



Compass House, Morden, SM4  
£355,000 Leasehold

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

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## Full Description

FOR Sale, an attractive, larger than average well-presented, two-bedroom property on the 1st floor of this popular gated development situated within easy reach of Morden town centre and underground station (start of Northern line).

The accommodation comprises a large, open-plan dual aspect living room/diner and a tastefully finished kitchen; two double bedroom one with en-suite shower room and a family bathroom. There is also a secure, gated garden with children's play area - available exclusively to the residents of Schoolgate Drive.

The apartment is in very good condition throughout. Local amenities are with 0.2 of a mile (Sainsburys local) while the main town centre of Morden is only 12 minutes walk (based on google maps), as is the delightful Morden Hall Park. You will also find local bus routes serving the local area and beyond. The property would make a great first home, allowing first-time buyers to get a foot on the property ladder.

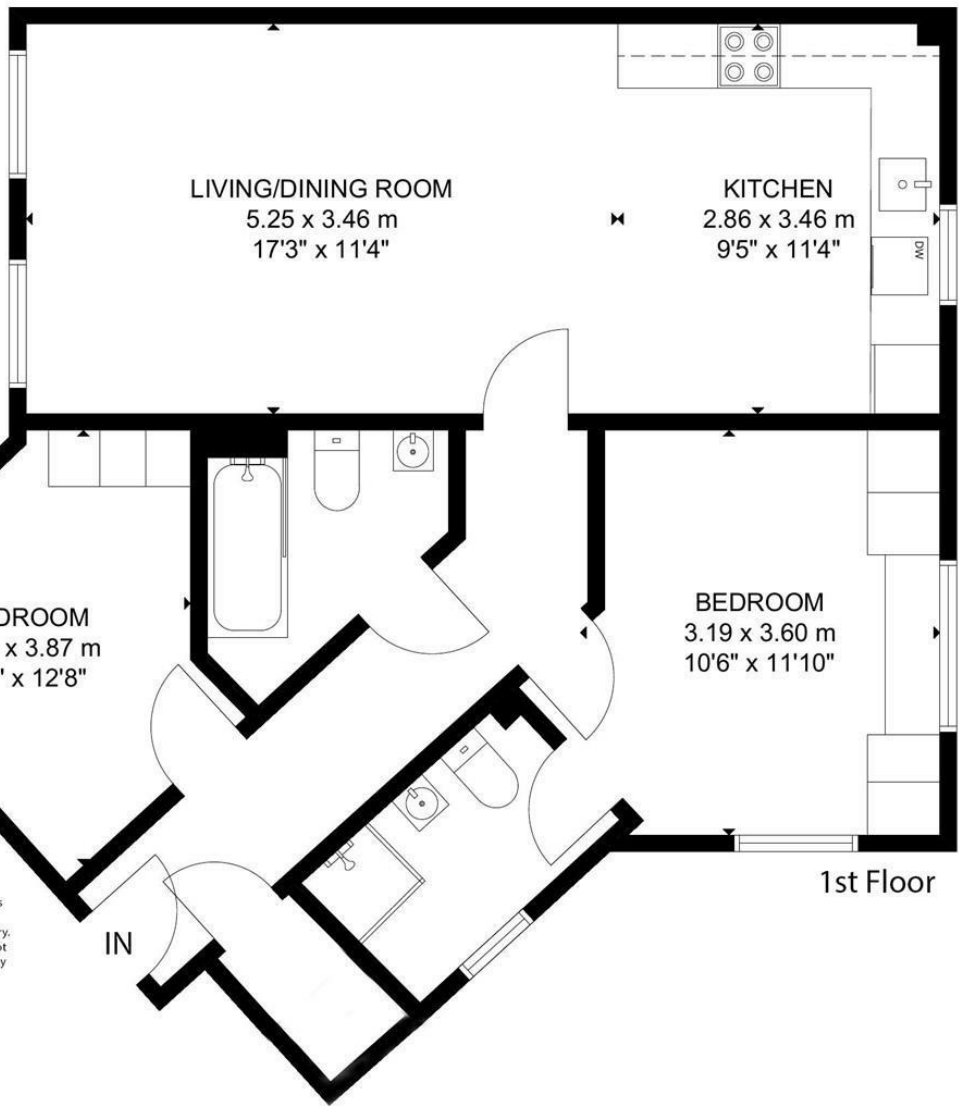


## Key Features

- 2 double bedrooms
- VIDEO TOUR AVAILABLE
- safe, secure development
- communal gardens
- close to Morden station
- Fitted Wardrobes
- EPC rating C
- Allocated parking
- Fitted dishwasher and Fridge Freezer
- Home office wirig to 2nd bedroom



COMPASS HOUSE SM4  
GROSS INTERNAL AREA  
TOTAL: 69.sq.m - 742.sq.ft



Whilst every attempt has been made to ensure the accuracy of this Sales floor plan measurements of doors, windows, rooms & Sq.footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©09032023. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email.mark@steelondon.co.uk Tel. 07944225845

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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