

TURNERS



Field House, Morden, SM4  
£325,000 Leasehold

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## Full Description

For sale, a recently redecorated, two-bedroom, third-floor (top floor) apartment in the private Willows development on Schoolgate Drive, within walking distance of Morden Station, SM4.

This very well-presented, top-floor flat offers potential purchasers a great opportunity to move straight into a property without needing to do any work. Painted in soft, neutral colours throughout, the property comprises large open-plan living room and kitchen with dining area, two double bedrooms, bathroom and hallway with utility cupboard.

The generously sized, open-plan living space has cream coloured painted walls, off-set by the darker wood laminate floor; providing the much sought after 'blank canvas' for any owner to really make a home their own with furniture, pictures and personal items.

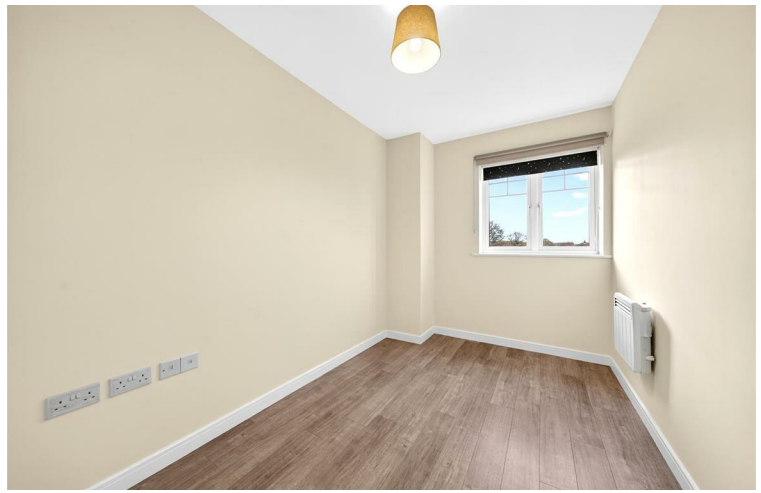
In the kitchen area, simple units with chrome handles and black, marble-effect worktop make the kitchen easy to maintain.

The bedrooms are similarly decorated in neutral colours. Both are double size bedrooms with the slightly larger of the two benefitting from a built in wardrobe, but both offer ample space for a double bed and additional bedroom furniture.

In the bathroom, once again simplicity is key; with a white bath suite consisting bath with shower over, wash-basin and WC. Chrome fittings, white wall tiles all add to the functionality of the room making it easy to keep clean and fresh.

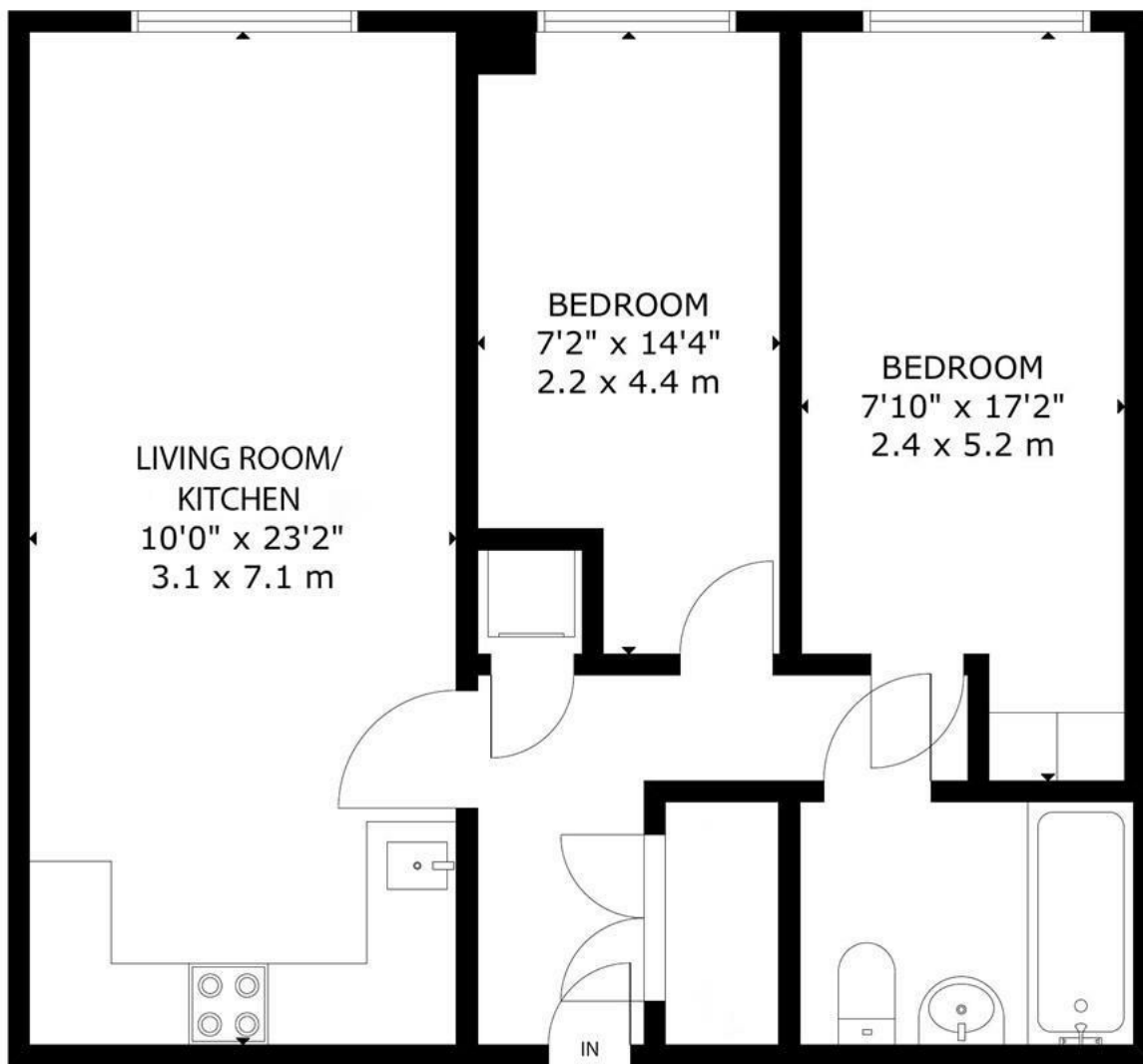
The communal areas and grounds of the development are well-maintained, and the property benefits from a parking space and lift.

Morden town centre with a number of local and high street shops is only 0.6 miles away, about 12-15mins walk, (see Google maps). A number of bus services that run to Wimbledon, Sutton, Croydon and beyond can also be found nearby. Additionally, Merton Council recently announced a 30 million pound investment in the Morden Area (search 'remaking Morden' for more info) and as such Turners are expecting to see a renewed vigour of the local housing market and recommend savvy buyers act fast.




## Key Features

- EPC C
- 2 bedrooms
- 3rd Floor (Top Floor)
- Situated on the popular Schoolgate Drive
- Council tax band C 1892.02 per annum
- Lease 139
- Service charge 2235 per annum
- private under ground parking
- Private play ground
- No onward chain



3rd Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©07122025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelelondon.co.uk email: mark@steelelondon.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(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		
England & Wales		EU Directive 2002/91/EC 

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