



Flat 2, Siraj Court, 188 London Road, Morden, SM4 5AN

Offers in excess of: £375,000

Leasehold

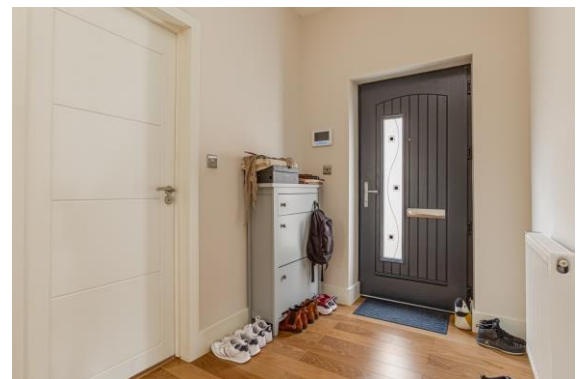




**Flat 2, Siraj Court, 188 London Road,
Morden, SM4 5AN**

Offers in excess of: £375,000

The ultimate in contemporary design.....positioned within Morden's premier new development, this larger than average two double bedroom ground floor apartment offers access to all local town centre amenities including Morden Underground station as well as Morden South train station ideal for commuting to Central London making this an ideal property for first time buyers, commuters and buy to let investors alike. In addition, the vast recreational spaces of the National Trust's Morden Hall Park and Morden Park being only a short distance away provide a unique blend of convenience with peace and tranquillity. Being sold for the very first time, this stunning property boasts bright and airy spacious accommodation comprising of open plan lounge/kitchen/dining area, two double bedrooms and a bathroom all presented to an incredibly high standard throughout. Externally the property benefits from a private rear garden as well as further communal gardens. And an allocated off street parking bay. An internal viewing is highly recommended to avoid almost certain disappointment of missing out on the opportunity of being the first owners of this truly stunning home.



Front door opening to:

Entrance Hallway

With wall mounted video entryphone, double radiator, power points, LED inset spot lights, solid wood flooring and doors opening to:

Triple Aspect Open Plan Lounge/Kitchen/Diner

Dual Aspect Lounge Area:

With double glazed door to side elevation opening to private garden, double glazed windows to side and rear elevations, double radiator, power points, LED inset spot lights, solid wood flooring and threshold to:

Dual Aspect Kitchen/Diner Area:

With range of fitted wall and base level units, worksurfaces, stainless steel single drainer sink unit with mixer tap, part tiled walls, fitted electric oven, fitted gas hob, fitted extractor hood, integrated fridge freezer, integrated dishwasher, fitted washing machine, double glazed windows to side and rear elevations, wall mounted central heating thermostat, power points, LED inset spot lights and ceramic tiled floor.





Bedroom 1

With double glazed window to rear elevation, double radiator, power points, LED inset spot lights and solid wood flooring.

Bedroom 2

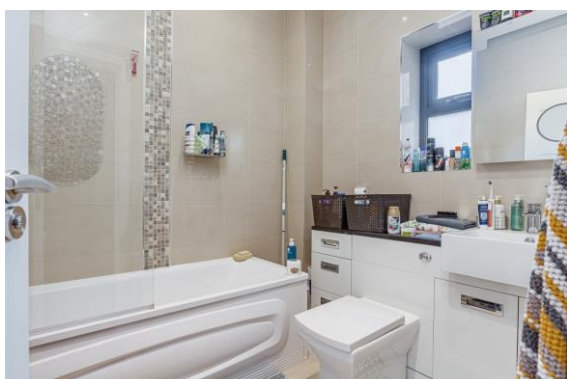
With double glazed window to rear elevation, double radiator, power points, LED inset spot lights and solid wood flooring.





Bathroom

With suite comprising panel enclosed bath with mixer tap and shower attachment and shower screen to the side, wash hand basin set in vanity unit with accompanying mixer tap, low level WC, fully tiled walls, opaque double glazed window to front elevation, heated towel rail, extractor fan, LED inset spot lights and ceramic tiled floor.



Outside

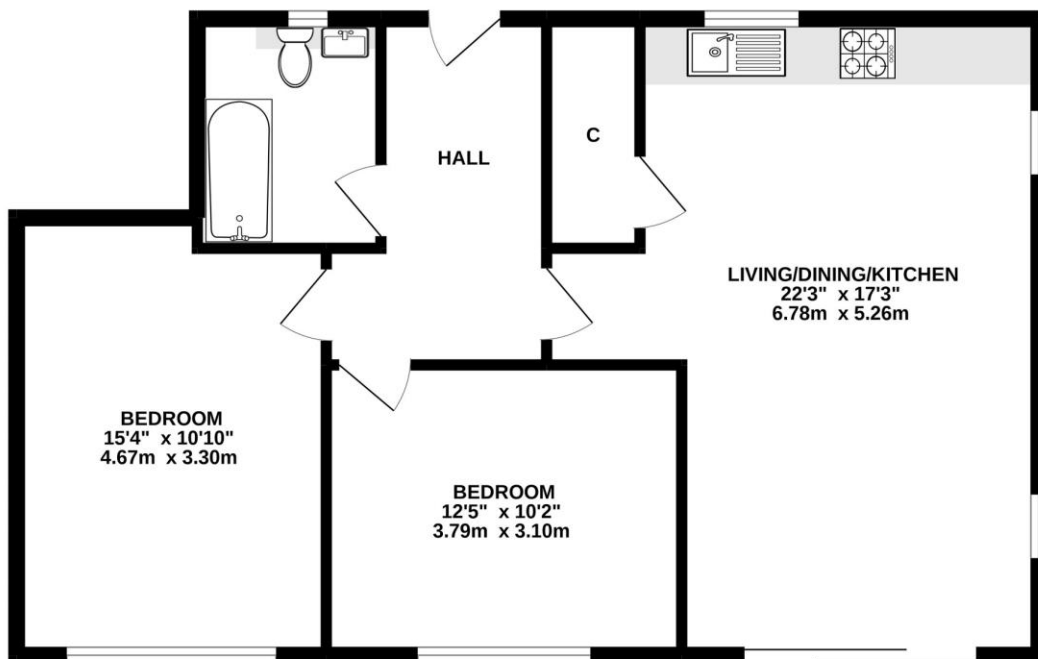
Private garden as well as communal gardens and allocated off street parking bay.



- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

GROUND FLOOR

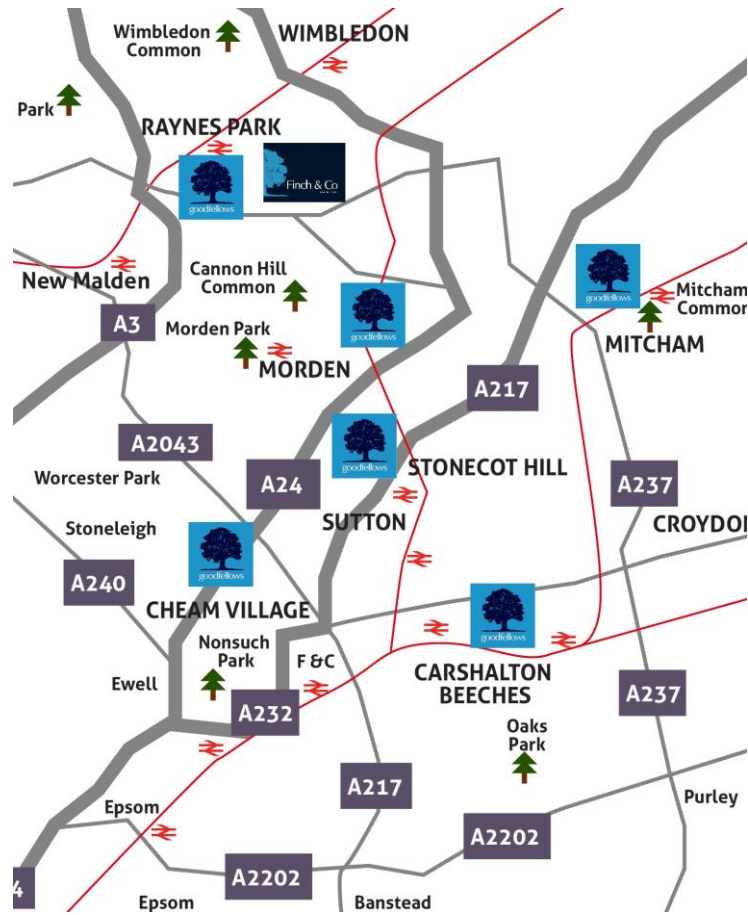


TOTAL APPROXIMATE FLOOR AREA 752 SQ.FT. (69.9 SQ.M.)

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Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

Goodfellows Branch Network



Local Authority

London Borough of Merton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

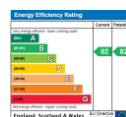
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For full EPC please contact the branch