



## FLAT 2, 54 Yenston Close, Morden, SM4 6FD

Offers Over £260,000

- Spacious ground floor one-bedroom apartment
- Modern, well-presented bathroom
- Allocated garage included
- Excellent transport links into Central London
- Close to local shops, parks, and amenities
- Bright and well-proportioned double bedroom
- Light-filled open-plan living and dining area
- Well-maintained and quiet residential setting
- Close to Morden Underground Station
- Long-term rental demand area

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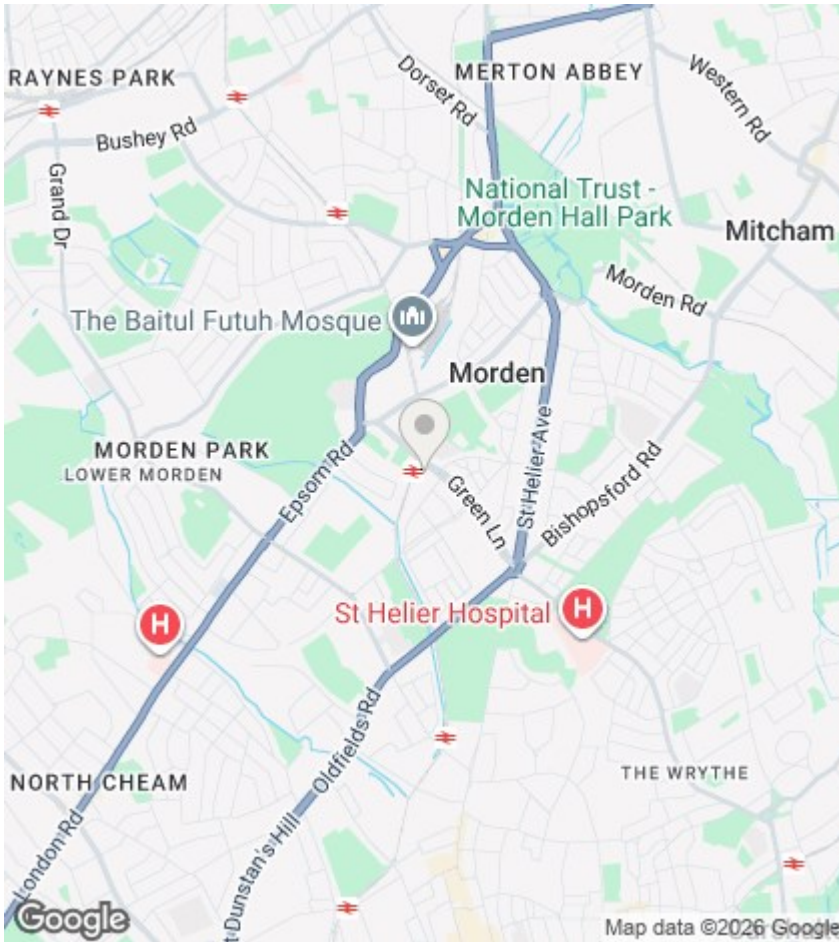
Ground floor one-bed apartment in Yenston Close, SM4, offering modern open-plan living, double bedroom and bathroom. Benefits include allocated garage and secure gated parking. Close to Morden Station, shops and parks.



Council Tax Band: C







## Directions

## Viewings

Viewings by arrangement only. Call 0203 771 9141 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	
(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	