



## Florence Avenue, SM4

£585,000

\*2025 New Year Offer - Stamp Duty Paid Contribution - subject to conditions! Offer ends 20th January.\*

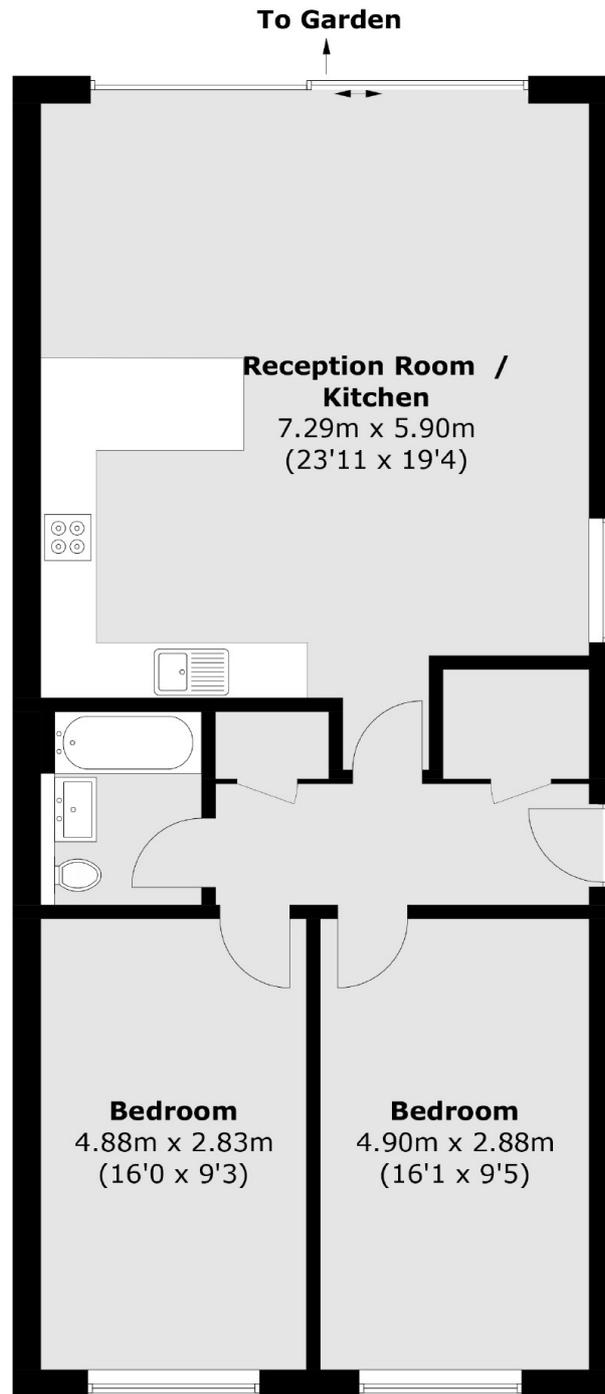
A freehold property with an allocated parking space including electric car charging. Measuring 882 square foot this two-bedroom home boasts multiple energy-saving and eco-conscious features including rainwater harvesting and an MHVR system.

Situated in the London Borough of Merton, Morden is swiftly gaining a reputation as a prime spot for commuters. Its strategic location boasts direct Underground connections via the Northern Line, ensuring swift and hassle free commutes to central London.

### Features

- \*2025 New Year Offer\*
- \* Stamp Duty Paid Contribution\*
- Secure Gated Entry
- Freehold Lateral Home
- Air Source Heat Pump
- Two Large Double Bedrooms
- Private Parking with EV points
- Rainwater Harvesting
- MVHR Continuous Clean Air

# Florence Avenue, Morden, SM4



Total area (approx.): 82.0 sq. m (882.6 sq. ft)