



## Florence Avenue, SM4

### £550,000

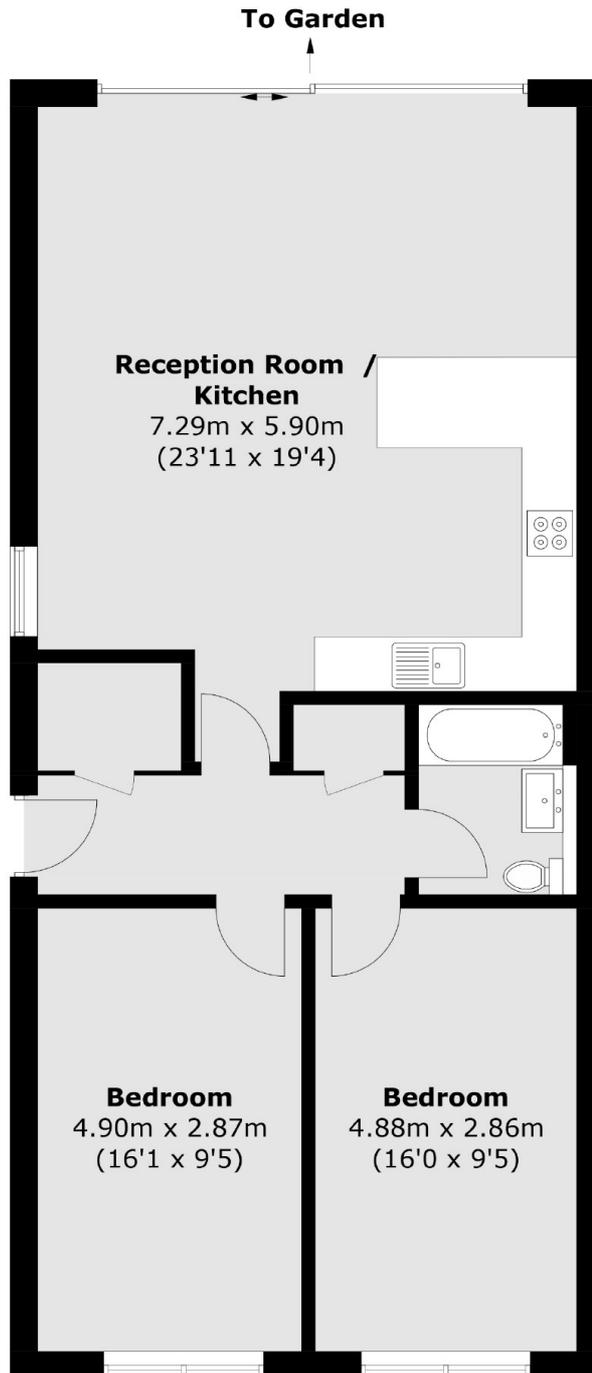
A freehold property with an allocated parking space including electric car charging. Measuring 882 square foot this two-bedroom home boasts multiple energy-saving and eco-conscious features including rainwater harvesting and an MHVR system.

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

- Private Parking with EV points
- Freehold Lateral Home
- Air Source Heat Pump
- Two Large Double Bedrooms
- Secure Gated Entry
- Rainwater Harvesting
- MVHR Continuous Clean Air

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