

# 15 Buttermere Close Morden, SM4 4SG

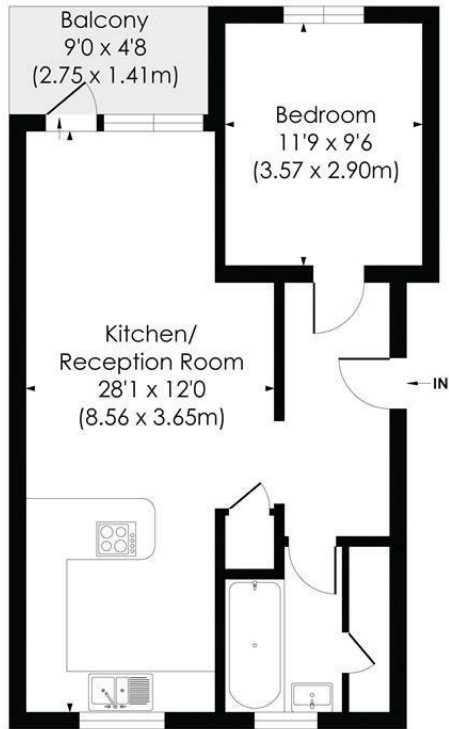
£275,000 Leasehold



A beautifully presented one double bedroom top floor apartment, situated within a popular and well-maintained development on the borders of SW20. The property offers bright and spacious accommodation comprising a generous open-plan lounge/dining area leading onto a private balcony, a stylish modern fitted kitchen with breakfast bar, contemporary bathroom suite and a well-proportioned double bedroom with fitted wardrobes. Further benefits include a long lease, ample storage and no onward chain. Conveniently located for local bus routes, Morden Underground Station (Northern Line) and Raynes Park National Rail. The flat is presented in very nice condition throughout and offers bright and spacious accommodation, including a generous reception room with private balcony, separate fitted kitchen and a well-proportioned double bedroom. The development itself remains popular with both first-time buyers and investors due to its convenient location for Morden Underground Station, Raynes Park and local amenities.

**BUTTERMERE CLOSE, SM4**

Approx. Gross Internal Floor Area  
**520 Sq. ft/48.32 Sq. m**



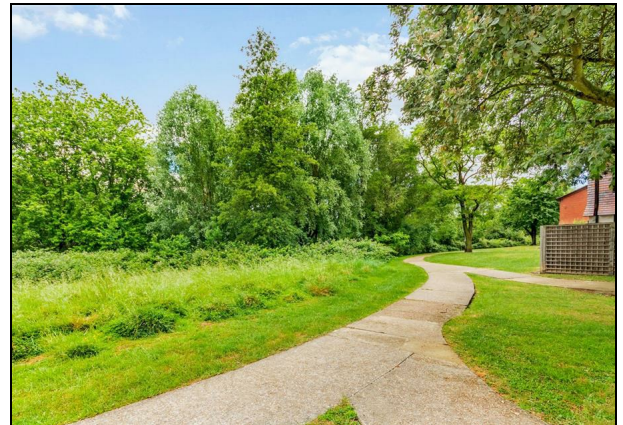
SECOND FLOOR

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- One Bedroom First Floor Purpose-Built Apartment
- Private South-West Facing Balcony
- Bright & Spacious Reception
- Peaceful Outlook Over Derwent Floodwash Nature Reserve
- Convenient Location for Local Shops, Green Spaces & Transport Link
- No Onward Chain
- Off-Street Parking
- Ground Rent £10 & Service Charges £1,622.38 PA
- Merton Council Tax Band - C
- EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(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	

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