

NAVY ROSE APARTMENTS

APPROXIMATE GROSS INTERNAL FLOOR AREA : 480 SQ FT - 44.60 SQ M

 = REDUCED HEADROOM BELOW 1.5M / 5'0"



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Navy Rose Apartments, Hazelwood Avenue, Morden, SM4 5RU

TO RENT £2,000 Per Month



for
rent

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& Company Est. 2001

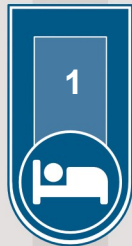
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THE LOCATION

Ideally located in Morden, Hazelwood Avenue offers excellent transport links alongside easy access to a range of local amenities. Morden Underground Station is within easy reach, providing direct access to the Northern line and convenient connections into central London.

The surrounding area is well served by a variety of shops, cafés and everyday conveniences, while the green open spaces of Morden and wider South West London are also close by. Combining excellent connectivity with a well-established residential setting, Hazelwood Avenue is an appealing choice for London commuters and those looking to enjoy the more relaxed pace of South West London.



THE PROPERTY

Situated on the second floor of a recently completed residential development, this stylish one-bedroom apartment offers contemporary living space finished to a high standard.

The property comprises a welcoming entrance hall with built-in storage, a bright reception room with sliding doors opening onto a private balcony, and a sleek open-plan kitchen with integrated appliances and ample storage. The well-appointed bedroom features a built-in wardrobe, while the contemporary shower room is finished with attractive black fittings.

Further benefits include elegant neutral décor, beautiful parquet flooring throughout the living areas, and a private balcony providing a pleasant outdoor space.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.