



**11 GARENDON GARDENS, MORDEN,
LONDON, SM4 6LW**

Offers In Excess Of £600,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1273

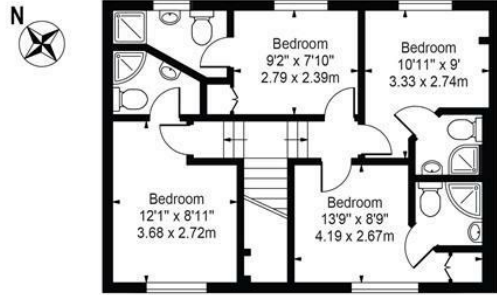
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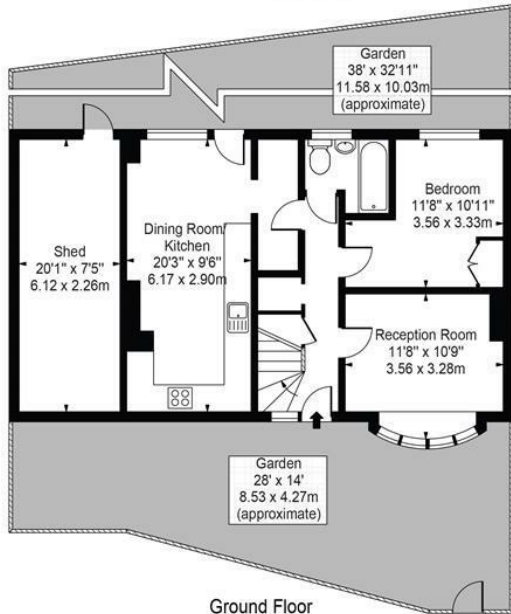
Garendon Gardens, SM4 6LW

Approx. Gross Internal Area 1139 Sq Ft - 105.82 Sq M
(Excluding Shed)

Approx. Gross Internal Area Of Shed 152 Sq Ft - 14.12 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



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Description

Extended end of terrace house refurbished and converted to create a six room HMO with communal kitchen / dining room.
4 of the rooms have en suites with the remaining 2 sharing a bathroom.

The current income is £4,650 pcm (£55,800 pa) Gross
Landlord responsible for all services and council tax

Location

Situated within a quiet residential cul-de-sac, this property offers excellent connectivity for commuters. St Helier station (Thameslink) is a 10-minute walk, with direct trains to London Bridge and Blackfriars. Morden Underground (Northern line, Zone 4) is a short distance away, giving direct access to Waterloo, Bank, and King's Cross without a change — and as the line's southern terminus, tenants always board at the first stop.

St Helier Hospital is approximately 2 miles away making this a natural choice for NHS staff & commuters — a stable, high-demand tenant demographic. The Nelson Health Centre is also easily accessible,

For investors, SM4 offers good rental yields at price points significantly below neighbouring Wimbledon and Raynes Park — with strong, consistent tenant demand across professionals, and healthcare workers

Terms

Offers in excess of £600,000 are invited

Viewings

Contact sole agents CSJ on 020 8296 1273

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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