



# NORTHWAY

MORDEN, UNITED KINGDOM, SM4 4HF

SALES PRICE **£1,735,000**

TYPE **BLOCK OF FLATS**

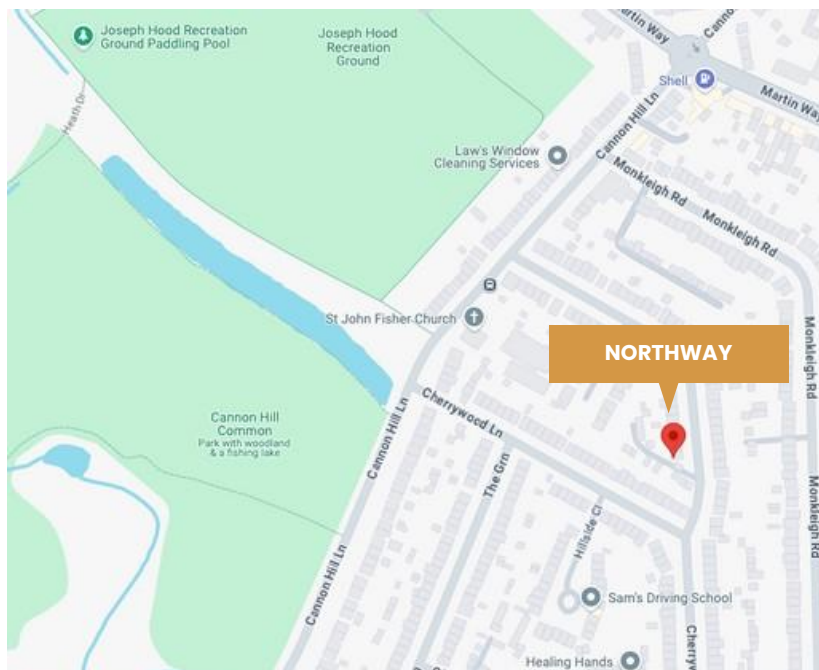
SIZE **289.83 SQM**

## PROPERTY INFORMATION

Not currently leased out

- New build flats
- 1x 2-Bed Flat, 1x 3-Bed Flat, 2x 1-Bed Flat
- Open plan kitchen, dining, and living area
- State of the art kitchen with stone worktop and built-in bespoke kitchen cabinets
- Equipped with German brand kitchen appliances
- Combi boiler with centralised heating
- Tailor made and custom fit wardrobes, and designer & fitted furniture for bedrooms
- Solar panels installed on the roof
- Dedicated Parking with Electric Vehicle Charging point
- Wifi Ready
- With Cycle and Bin Storage
- EPC Rating of A for all flats

54 Northway, Morden, London, SM4 4HF



**Note:** This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £8,675), instead of 11.88% (valued at £206,200\*) based on the property's value.

\*Computation until March 2025 only. There will be another increase in 01 April 2025

For inquiries, call 020 4532 1185 or email [information@cosyhauz.com](mailto:information@cosyhauz.com)

# NORTHWAY

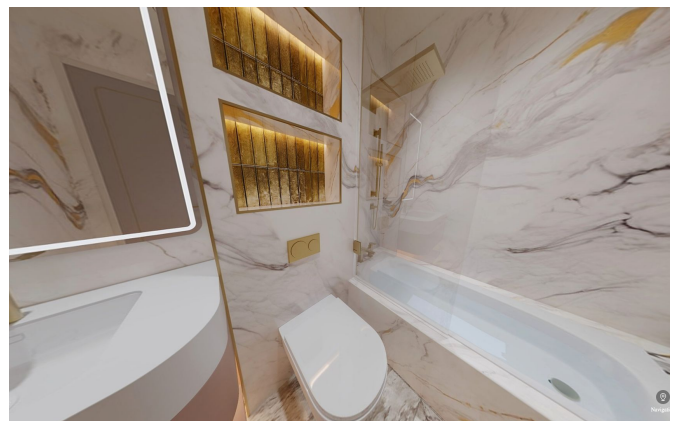
## UNIT OVERVIEW

A new development of four thoughtfully-designed flats located on one of Morden's most sought-after roads, right on the edge of London SW20. The property enjoys excellent connectivity with South Merton train station and Morden Underground station both nearby. The vibrant town centres of Raynes Park and Morden, each offering an array of shops, restaurants, and amenities, are also just a short distance away.

Surrounded by green spaces, this property combines convenience with tranquillity. Enjoy stunning views of Cannon Hill Common from the property, with Morden Park and the National Trust's Morden Hall Park also close by—ideal for leisurely strolls and outdoor activities.



## UNIT OVERVIEW



Get a preview of the finished flats by [clicking here](#)

*Flat 2 of the Northway property is featured in the VR tour.*

# NORTHWAY

## RENTAL COMPARABLES

Average rent per month around Northway

- For 3 Bedroom Flats, within 0.30 miles **£2,750.00**
- For 2 Bedroom Flats, within 1 mile **£2,175.00**
- For 1 Bedroom Flat within 0.80 miles **£1,690.00**

## ACCOMMODATION SCHEDULE

FLAT	NO. OF BEDROOM	NO. OF BATHROOM	DESIGNATED PARKING	PRIVATE GARDEN	EST. RENT PER MONTH	EST. ANNUAL RENT	PROPERTY SALES VALUE	YIELD
Flat 1	2	2	✓	✓	£2,500	£30,000	£495,000	6.06%
Flat 2	3	2	✓	✓	£3,150	£37,800	£560,000	6.75%
Flat 3	1	1	✓		£1,950	£23,400	£315,000	7.43%
Flat 4	1 bedroom plus a study	1	✓		£2,150	£25,800	£365,000	7.07%
				<b>TOTAL</b>	<b>£9,750</b>	<b>£117,000</b>	<b>£1,735,000</b>	<b>6.83%</b>

## YIELD CALCULATION

YIELD CALCULATION FOR THE WHOLE PROPERTY		Remarks
A	Rental value for 12 months	£117,000.00
B	Running costs for 12 months	£0.00
C	Property Sales Value	£1,735,000.00
<b>RENTAL YIELD</b>		<b>6.74%</b>
		Rental value / Property sales value

## FLAT 1

**INTERNAL FLOOR AREA: 76.84 SQM**

**SALES PRICE:**

**£495,000**

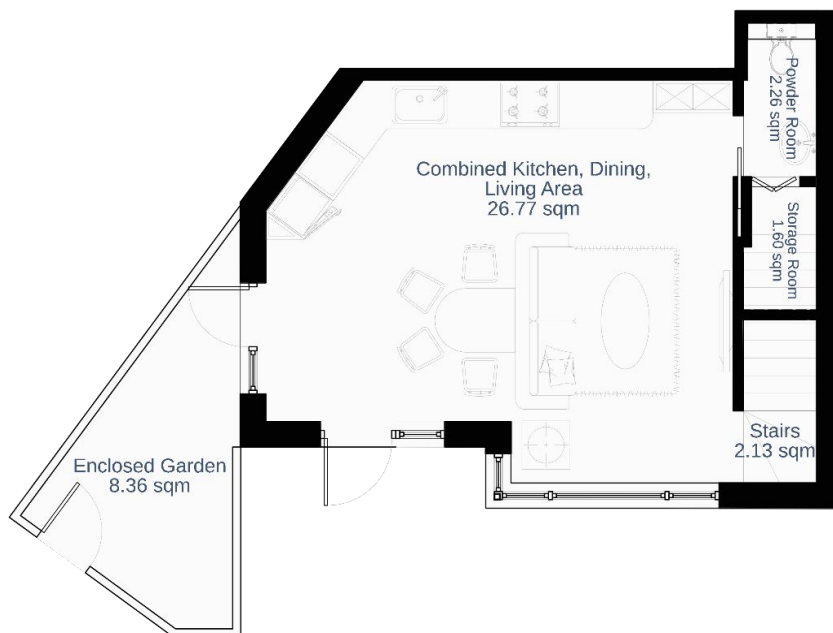
**Share of Freehold**

**Note:** This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,475), instead of 7.47% (valued at £37,000\*) based on the property's value.

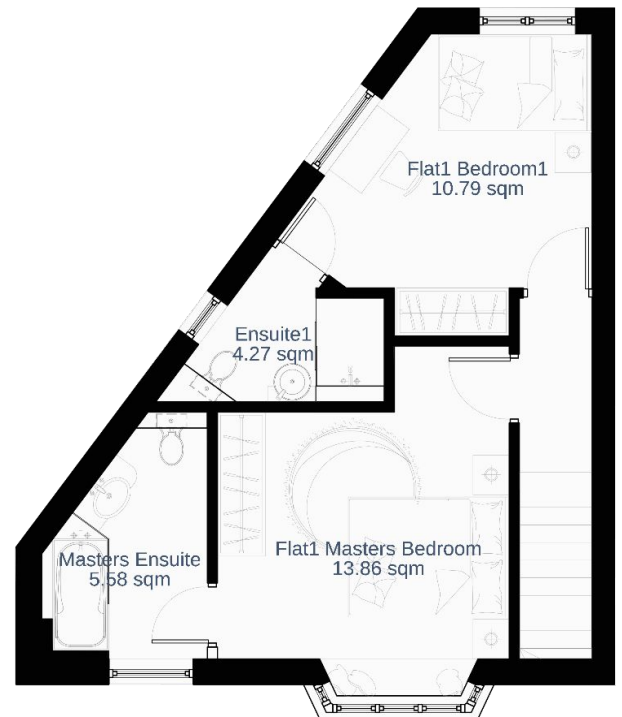
\*Computation until March 2025 only. There will be another increase in 01 April 2025

## KEY FEATURES

- 2 Bedroom Flat
- En-suite Rooms with sleek design and floor to ceiling height tiles
- Underfloor Heating
- Access to private landscaped garden
- Paved front garden
- Private amenity space



**GROUND FLOOR**



**FIRST FLOOR**

# NORTHWAY

## FLAT 2

INTERNAL FLOOR AREA: 93.98 SQM

SALES PRICE:

£560,000

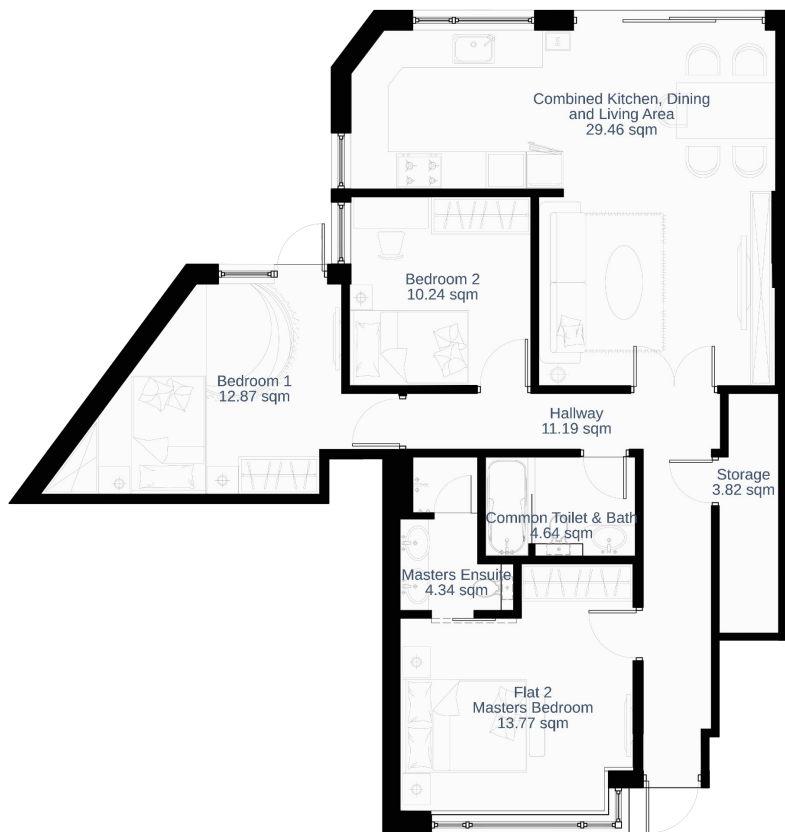
Share of Freehold

**Note:** This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £2,800), instead of 7.77% (valued at £43,500\*) based on the property's value.

\*Computation until March 2025 only. There will be another increase in 01 April 2025

## KEY FEATURES

- 3 Bedroom Flat
- En-suite Rooms and Bathroom with sleek design and floor to ceiling height tiles
- Full bath with bath tub and shower with sleek design and smooth finishes
- Underfloor Heating
- Access to private landscaped garden
- Paved front garden
- Private amenity space



GROUND FLOOR

# NORTHWAY

## FLAT 3

INTERNAL FLOOR AREA: 40.19 SQM

SALES PRICE:

**£315,000**

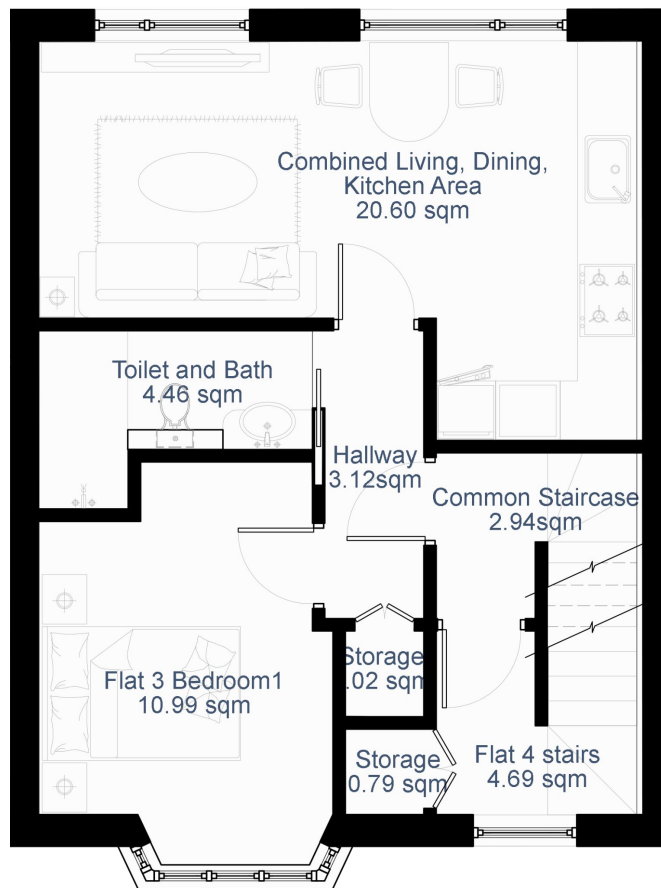
Share of Freehold

**Note:** This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £1,575), instead of 6.03% (valued at £19,000\*) based on the property's value.

\*Computation until March 2025 only. There will be another increase in 01 April 2025

## KEY FEATURES

- 1 Bedroom Flat
- Bathroom – Full bath with bath tub and shower with sleek design and smooth finishes



FIRST FLOOR

## FLAT 4

**INTERNAL FLOOR AREA:** 71.62 SQM

**SALES PRICE:**

**£365,000**

Share of Freehold

**Note:** This property is held in a Special Purpose Vehicle (SPV), offering buyers the option to purchase the company and pay just 0.5% stamp duty on shares (valued at £1,825), instead of 7.26% (valued at £26,500\*) based on the property's value.

\*Computation until March 2025 only. There will be another increase in 01 April 2025

## KEY FEATURES

- 1 Bedroom Flat
- With large study that can be converted to a bedroom
- Bathroom - Full bath with bath tub and shower with sleek design and smooth finishes



**SECOND FLOOR**