



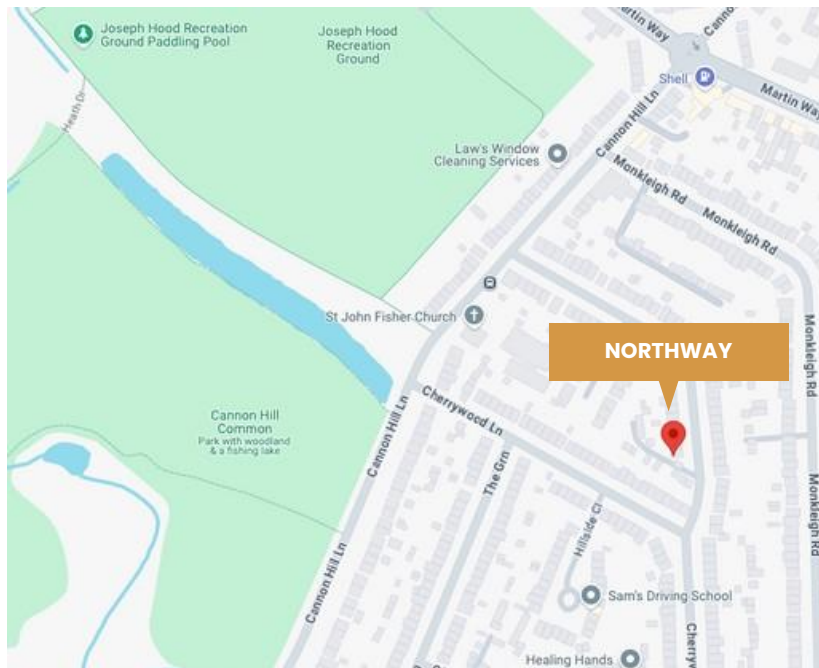
NORTHWAY

MORDEN, UNITED KINGDOM, SM4 4HF

SALES PRICE **£1,800,000**

TYPE BLOCK OF FLATS

SIZE 289.83 SQM



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

PROPERTY INFORMATION

Not currently leased out

- New build flats
- 1x 3-Bed Flat, 1x 2-Bed Flat, 1x 1-Bed Flat, 1x 1-Bed Flat with a study
- 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
- Aluminum-framed double glazed windows
- Solar panels installed on the roof
- Dedicated Parking with Electric Vehicle Charging point
- With Cycle and Bin Storage
- EPC Rating of A for all flats

54 Northway, Morden, London, SM4 4HF

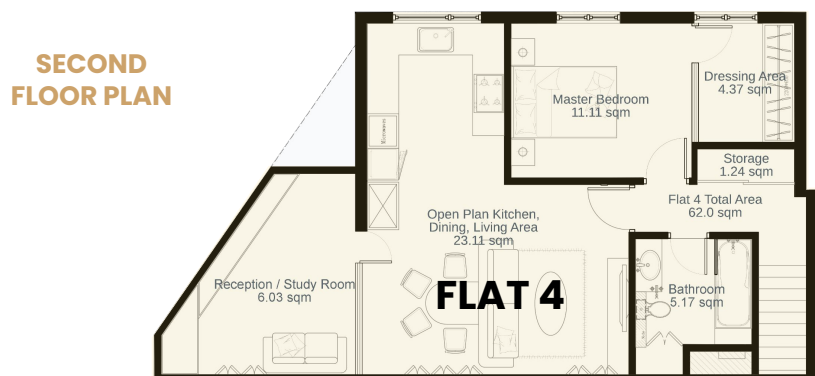
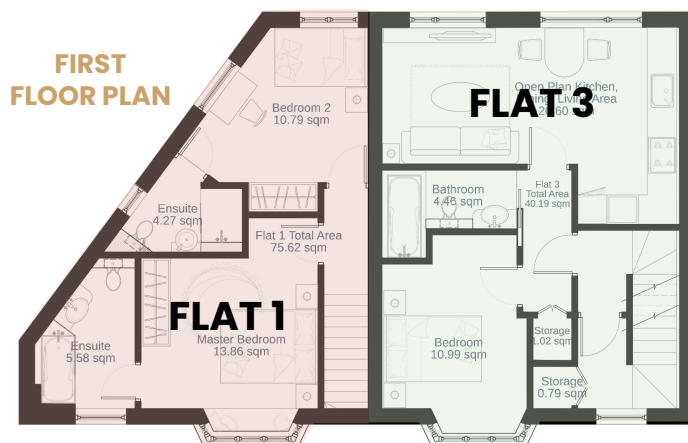
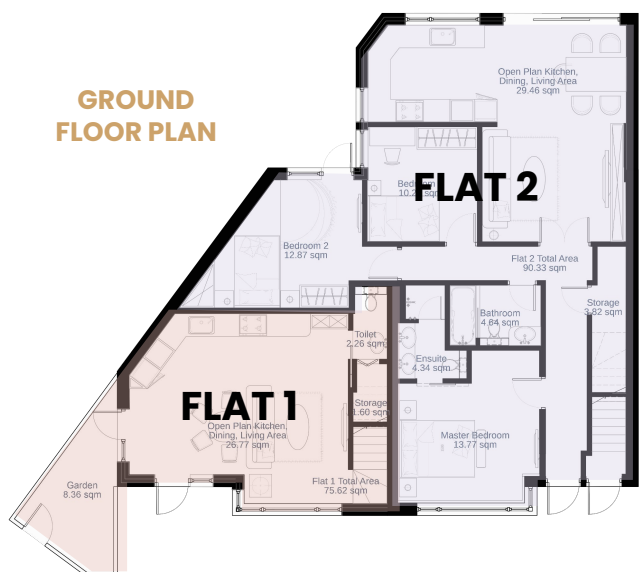
For inquiries, call 020 4532 1185 or email information@cosyhauz.com

NORTHWAY

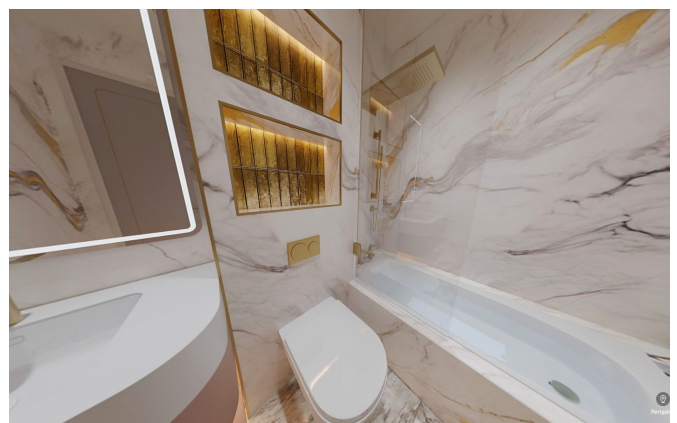
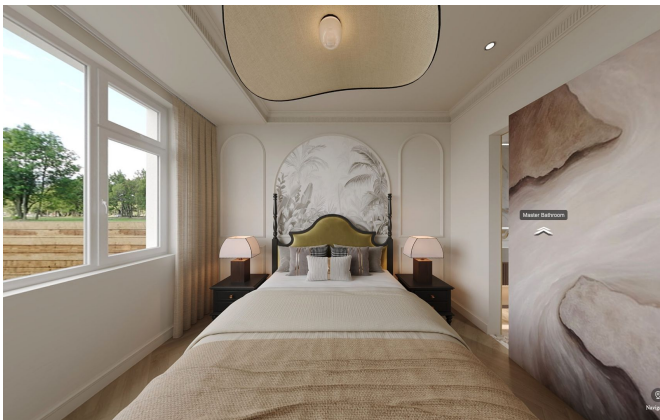
UNIT OVERVIEW

A new development of four thoughtfully-designed flats located on one of Morden's most sought-after roads, right on the edge of Raynes Park 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	£590,000	6.41%
Flat 3	1	1	✓		£1,950	£23,400	£320,000	7.31%
Flat 4	1 bedroom plus a study	1	✓		£2,200	£26,400	£395,000	6.68%
				TOTAL	£9,800	£117,600	£1,800,000	6.62%

YIELD CALCULATION

YIELD CALCULATION FOR THE WHOLE PROPERTY		Remarks
A	Rental value for 12 months	£117,600.00
B	Running costs for 12 months	£0.00
C	Property Sales Value	£1,800,000.00
RENTAL YIELD		6.53%
		Rental value / Property sales value

NORTHWAY

FLAT 1

INTERNAL FLOOR AREA: 76.84 SQM

SALES PRICE:

£495,000

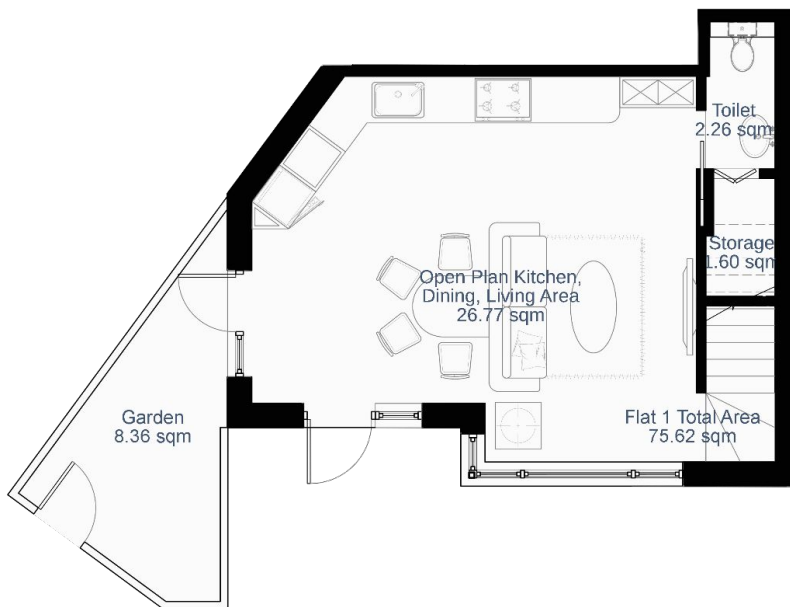
Share of Freehold

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.

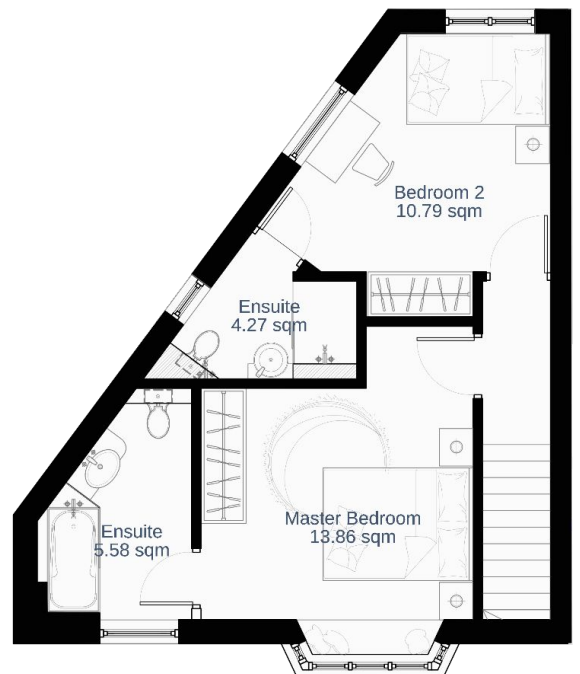
*Computation until March 2025 only. There will be another increase in 01 April 2025

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
- Dedicated Parking with Electric Vehicle Charging point



GROUND FLOOR



FIRST FLOOR

FLAT 2

INTERNAL FLOOR AREA: 93.98 SQM

SALES PRICE:

£590,000

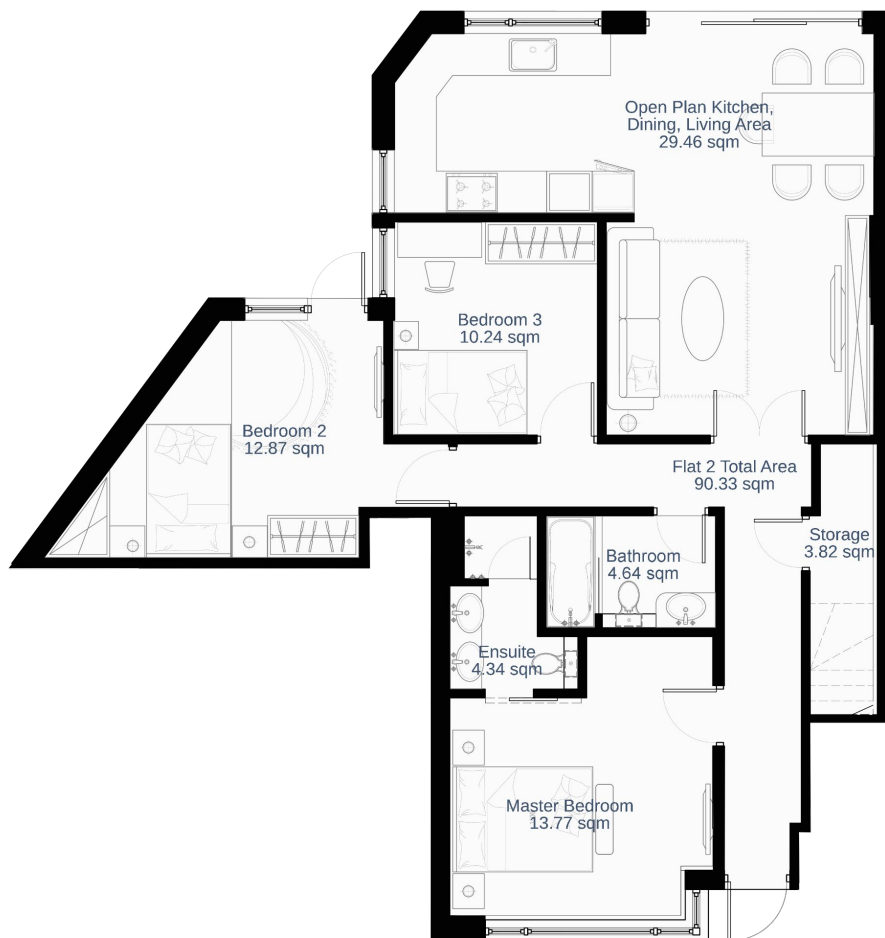
Share of Freehold

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.

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KEY FEATURES

- 3 Bedroom Flat
- En-suite Rooms and Bathroom with sleek design and floor to ceiling height tiles
- Underfloor Heating
- Access to private landscaped garden
- Paved front garden
- Private amenity space
- Dedicated Parking with Electric Vehicle Charging point



GROUND FLOOR

NORTHWAY

FLAT 3

INTERNAL FLOOR AREA: 40.19 SQM

SALES PRICE:

£320,000

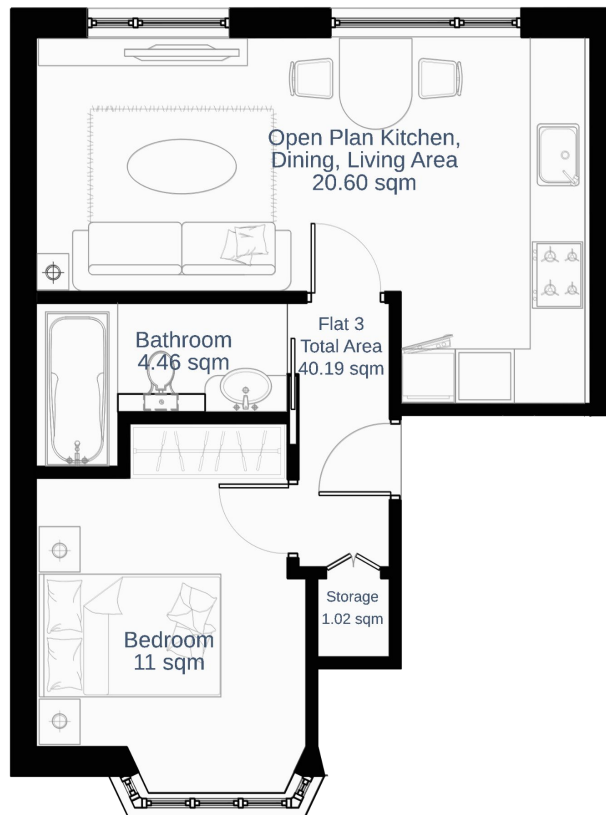
Share of Freehold

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.

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KEY FEATURES

- 1 Bedroom Flat
- Dedicated Parking with Electric Vehicle Charging point



FIRST FLOOR

NORTHWAY

FLAT 4

INTERNAL FLOOR AREA: 71.62 SQM

SALES PRICE:

£395,000

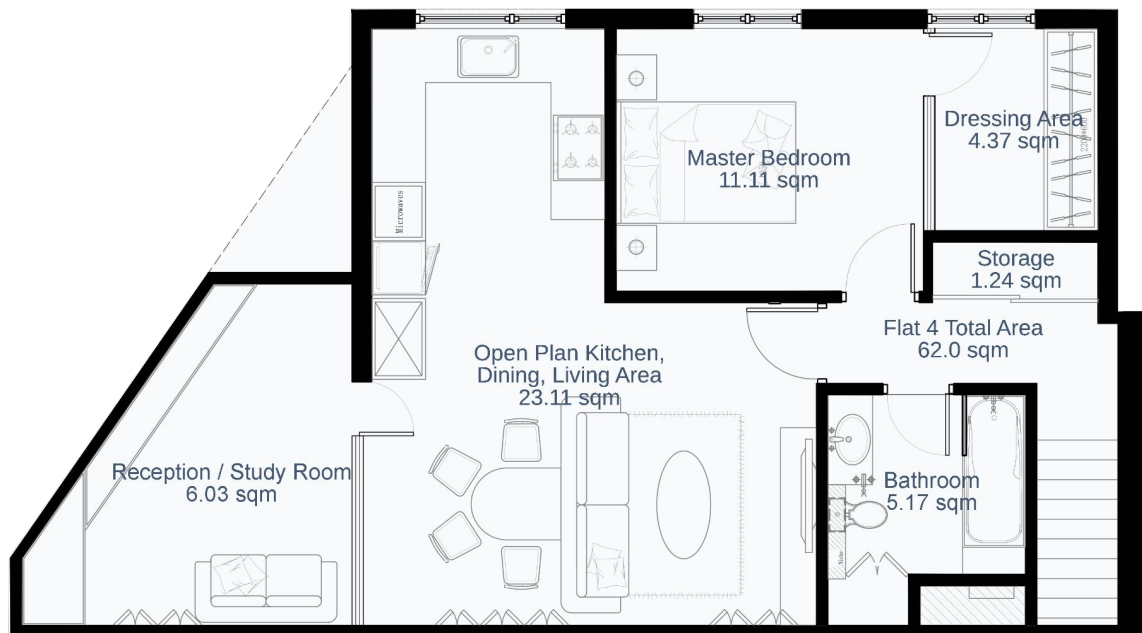
Share of Freehold

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
- Dedicated Parking with Electric Vehicle Charging point



SECOND FLOOR

For inquiries, call 020 4532 1185 or email information@cosyhauz.com