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169 Lyle Court, Lilleshall Road,  
Morden SM4 6DT

**Guide Price: £185,000\***

## **GROUND FLOOR PURPOSE BUILT FLAT WITH INVESTMENT INCOME**



This ground floor one bedroom purpose built flat is presented in good order throughout and forms part of an attractive brick built block under a pitched tiled roof within well maintained lawned communal gardens. The area is well served by bus routes and shopping facilities and is within close proximity of the local tram and St Helier Train Station. We understand that the flat is currently let on an assured shorthold tenancy at £741 pcm (£8892 pa) and the property is sold with the benefit of this income. It will therefore be of interest to investment buyers.

### **ACCOMMODATION**

Entrance Hall, Bedroom, Bathroom, Living Room, Kitchen, Communal Grounds.

### **TENURE**

Leasehold

### **LOCAL AUTHORITY & TAX RATING**

London Borough of Merton 020 8274 4901  
Council Tax Band B

### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN