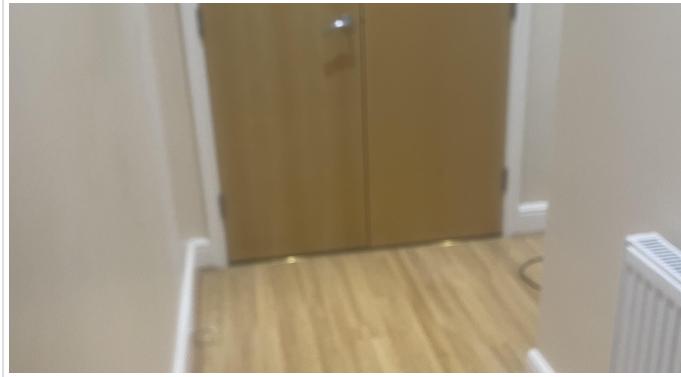


2 Bed Flat In Clarendon Court 1A Pollard Road, Morden, SM4 6EB £1,700 Monthly





## SHORT DESCRIPTION

Property Ref: 16204 A well presented 4th floor two bedroom two bathroom flat offering a bright and calm living environment with excellent natural light and open views. The property benefits from recent updates including a newly fitted kitchen, updated bathrooms and ensuite, and fresh paint throughout the main living areas. The modern open plan kitchen and living space is ideal for everyday living. Part furnished with essential white goods and benefits from allocated on site parking with additional off street options. Available 6th February 2026. Please note there is only stair access. Suitable for professionals and families Property Type: Flat Full Renting price: £1700.00 Pricing Options: Fixed Price Tenure: 12 months Council tax band: D EPC rating:C Measurement:645.835 sq.ft. Parking: Allocated, Off street Heating Type: Gas Central Heating -----



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	60 square metres

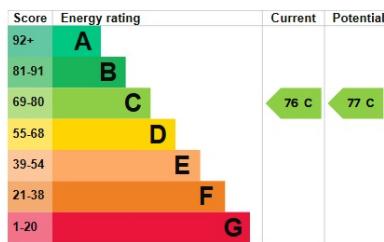
## Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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