

TO LET



Ashtree Avenue, Mitcham, CR4

£2,250.00 PCM

 **3**

 **1**

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Property Description

A well-presented three-bedroom terraced home situated on the quiet and residential Ashtree Avenue in Mitcham, CR4. The ground floor offers a bright and spacious living room, a separate dining area, and a fully fitted kitchen. Upstairs comprises of two generous double bedrooms, a single bedroom, and a modern three-piece family bathroom with a shower over the bath.

Additional benefits include a large private rear garden with a shed, double-glazed windows throughout, and free on-street parking. Colliers Wood Underground Station (Northern Line) is a short bus ride away, providing excellent transport links into central London. A range of local shops and amenities are within easy walking distance, and the property falls within the catchment area for several well-regarded primary schools, making it ideal for a growing family seeking extra space.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

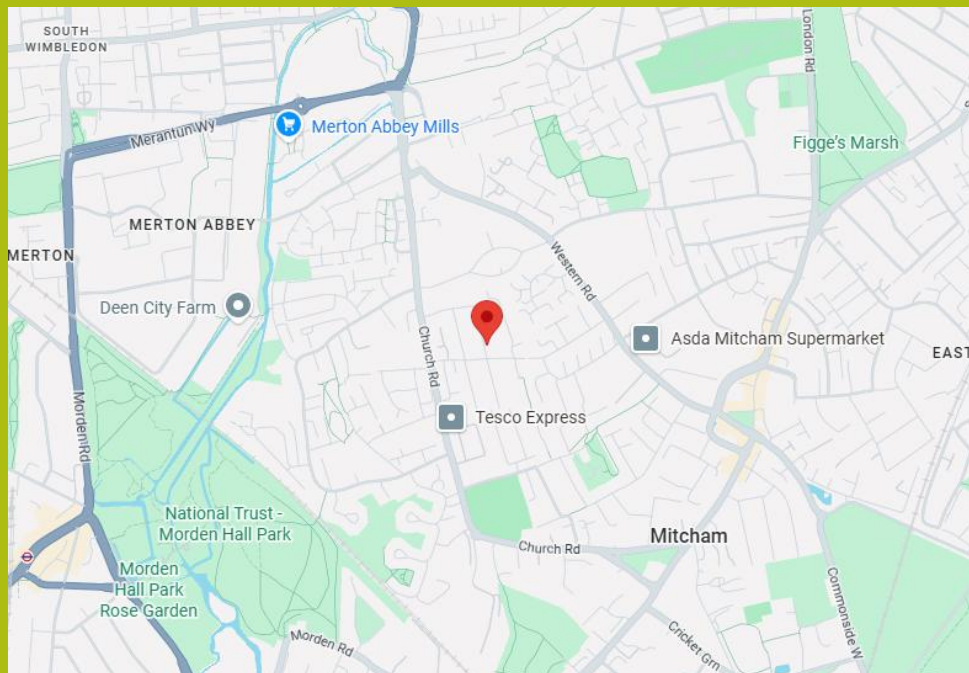
Date Available – 04/03/2025

Holding deposit amount – £519

Security Deposit amount (Five weeks rent) – £2,596.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cabel



Mobile Signal

Good coverage



Flood Risk

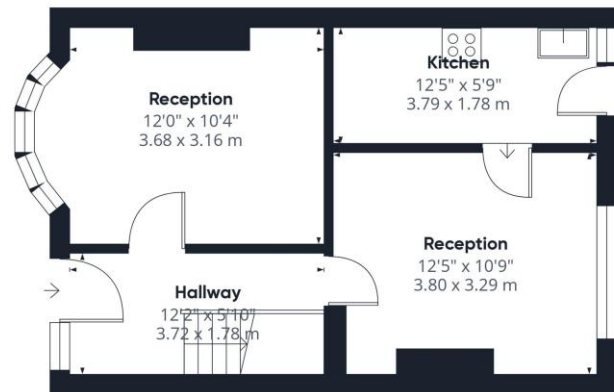
Has the property been flooded in the past five years: NO

Level of Risk: None

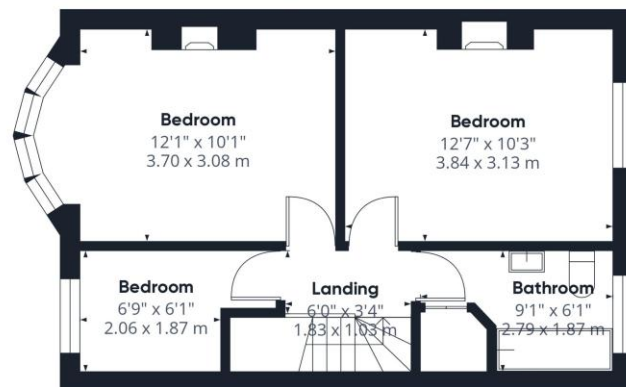


**Proposed Development
in Immediate Locality?**

None



Ground Floor



Floor 1

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Approximate total area[®]
788.24 ft²
73.23 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
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