

Flat 9, Mitcham,
Surrey, CR4 3GN



OIEO £325,000



Stylish Two-Bedroom Apartment in Lavender Gardens, Mitcham - NO CHAIN

This modern two-bedroom apartment, situated within the sought-after Lavender Gardens development in Mitcham, offers comfortable and contemporary living. Featuring two double bedrooms (master with en-suite), a well-appointed bathroom, and a spacious 17ft open-plan reception/kitchen, this home is ideal for modern lifestyles. Large windows flood the space with natural light, and a balcony with astro adds outdoor space.

Lavender Gardens is a secure, gated community with resident parking and bike storage. Mitcham provides excellent amenities, including diverse dining, shopping at Mitcham town centre and the Tandem Centre, and supermarkets like Sainsbury's and Aldi. The area boasts green spaces like Mitcham Common and historic Mitcham Cricket Green. Superb transport links include Morden South, Mitcham Junction, Tooting, South Merton, Haydons Road, and Mitcham Eastfields stations, with direct access to London Bridge in approximately 23 minutes. Tram lines offer connections to Wimbledon and Croydon.

Key Features:

Two double bedrooms (master with en-suite)

17ft open-plan reception/kitchen

Balcony

Gated community with parking and bike storage.

Excellent transport links.

Close to local amenities and green spaces.

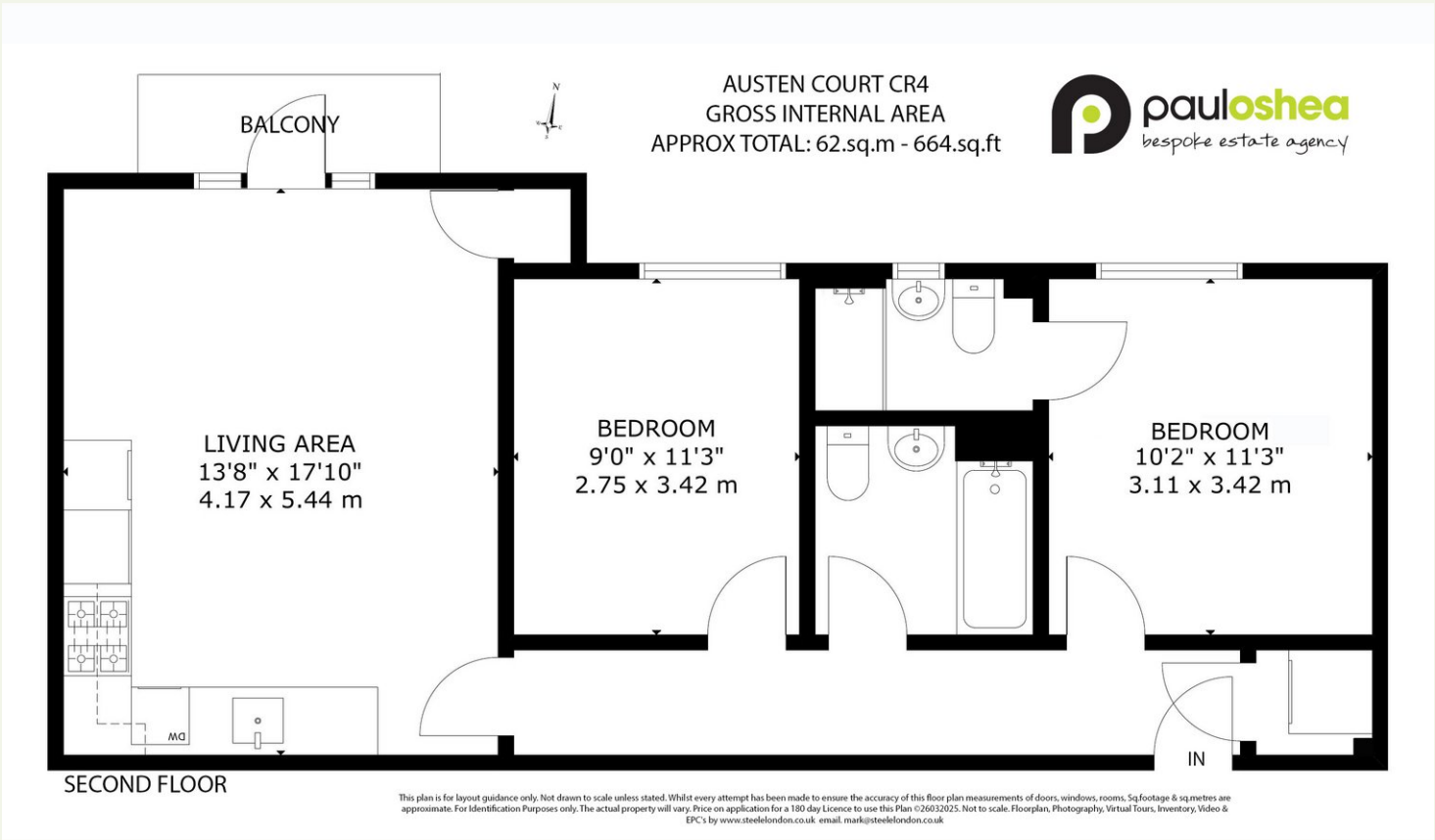
Gas central heating, Gas safe cert March 2025.

Fitted wardrobes in both bedrooms.

Washing machine included.

Bin store.

Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Features

- Two double bedrooms (master with en-suite)
- 17ft open-plan reception/kitchen
- Balcony
- Gated community with parking and bike storage.
- Excellent transport links.
- Close to local amenities and green