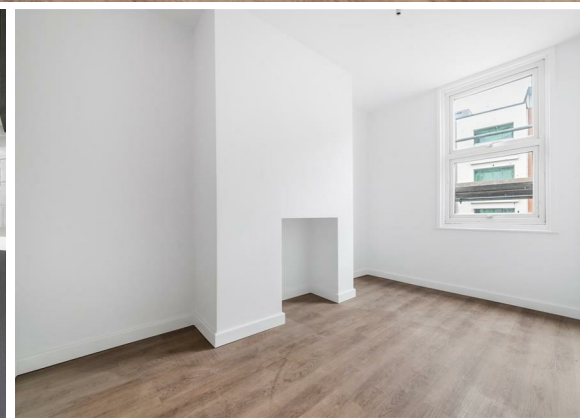
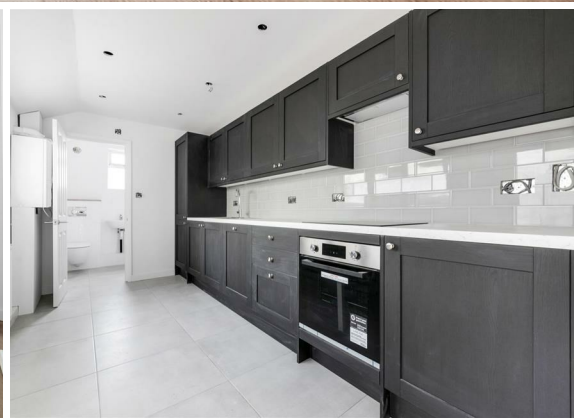




**4 Bed  
House  
located on London  
Road in Mitcham.  
CR4.**

Asking price £485,000



**SECOMBE**  
estates

**109 London Road  
Mitcham  
CR4 2JA**

**Living Room**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Bathroom**

**Rear Garden**



**4**



**2**



**1**



**D**

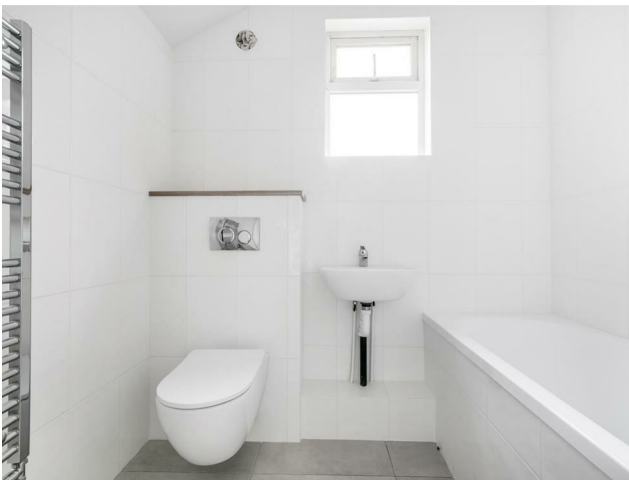


Welcome to London Road! Here we have a fully refurbished, four double bed roomed house with a large private garden. On the ground floor is one of the four double bedrooms, family bathroom, a living room and a modern and newly fitted eat-in kitchen. On the first floor are three double bedrooms and a shower room.

The house is located on London Road which is a short distance to either Mitcham Eastfields overground station, or Tooting over ground train station. Both provide an easy commute to central London and the surrounding. There are also various bus routes to assist with journey times.

The area is well known for its array of great restaurants, shops and green open spaces including the vast Mithcan Common. There are various sporting activities available including Tennis and Golf at Mitcham Gold Course.

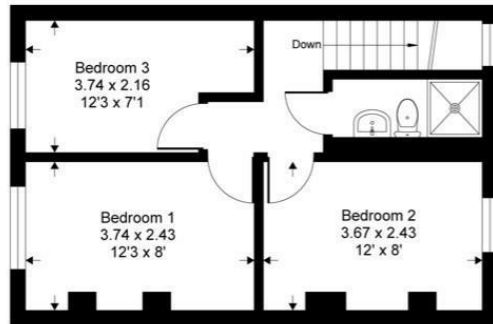
The property has been refurbished to a high specification and will be suitable for an investor looking for a property to provide a 6% rental yield (market dependant), a group of professionals looking for a home together or a family.



- Newly Renovated
- Four Double Bedrooms
- Rental Expectation of between £3,300pcm and £3,600pcm
- Ready To Move In
- Spacious Throughout
- Close to Transport
- HMO Compliant
- Grade Two Listed Building
- <https://historicengland.org.uk/listing/the-list/list-entry/1193387>

## London Road, CR4

Approximate Gross Internal Area = 85 sq m / 916 sq ft

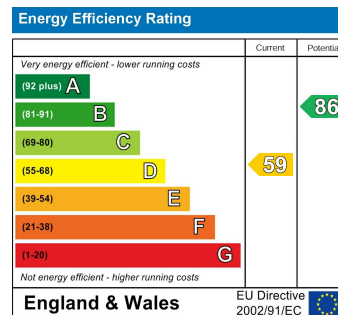


First Floor

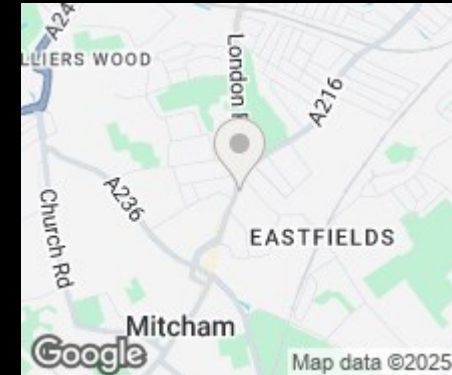


Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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### DIRECTIONS



### CONTACT

D228 Parkhall Business Centre, 62  
Tritton Rd,  
London  
SE21 8DE

General Enquiries  
E: [hello@secombeestates.co.uk](mailto:hello@secombeestates.co.uk)  
T: 07493 164 455  
[www.secombeestates.co.uk](http://www.secombeestates.co.uk)

Agent Direct:  
Steven James Newcombe  
M: 07493 164 455  
E: [sn@secombeestates.co.uk](mailto:sn@secombeestates.co.uk)

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