



Acacia Road, Mitcham CR4 1SU

welcome to

Acacia Road, Mitcham

Located in a quiet residential area close to Mitcham Eastfields station, this spacious second-floor flat offers modern living in a well-maintained building with secure entry. Ideal for first-time buyers, downsizers or investors, the property is beautifully presented and ready to move straight into.

The flat boasts a generously sized living room, a contemporary fitted kitchen with integrated appliances, a sleek modern bathroom, and a well-proportioned double bedroom. Large windows throughout ensure plenty of natural light, while the layout offers both practicality and comfort.

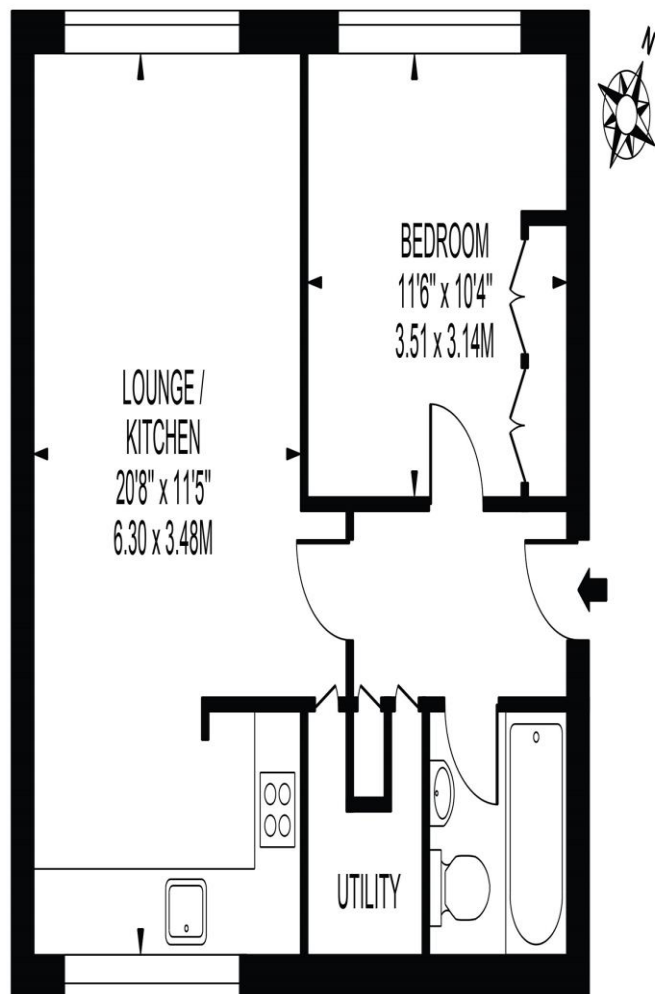
Additional benefits include a security entry phone system, gas central heating, and double glazing throughout. Set within a quiet development, the flat offers a peaceful environment while remaining conveniently close to local shops, schools, and transport links.

Situated just a short walk from Mitcham Eastfields train station, this property offers excellent commuter access to central London, Croydon, and surrounding areas. With local parks, amenities, and transport on your doorstep, this is a superb opportunity to secure a stylish home in a sought-after location.



ACACIA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 475 SQ FT - 44.15 SQ M



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

Acacia Road, Mitcham

- Spacious second-floor flat
- One double bedroom
- Bright and airy living space
- Modern fitted kitchen with integrated appliances
- Contemporary bathroom with stylish fittings

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Jun 2016.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£220,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109554



Property Ref:
MTM109554 - 0005

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barnard marcus



020 8646 1616



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, Upper Green East,
MITCHAM, Surrey, CR4 2PF



barnardmarcus.co.uk