



Elmhurst Avenue, Mitcham CR4 2HP

Welcome to Elmhurst Avenue, Mitcham

A large two-bedroom ground floor flat, with open plan living, stunning bathroom and private garden on Elmhurst Avenue.

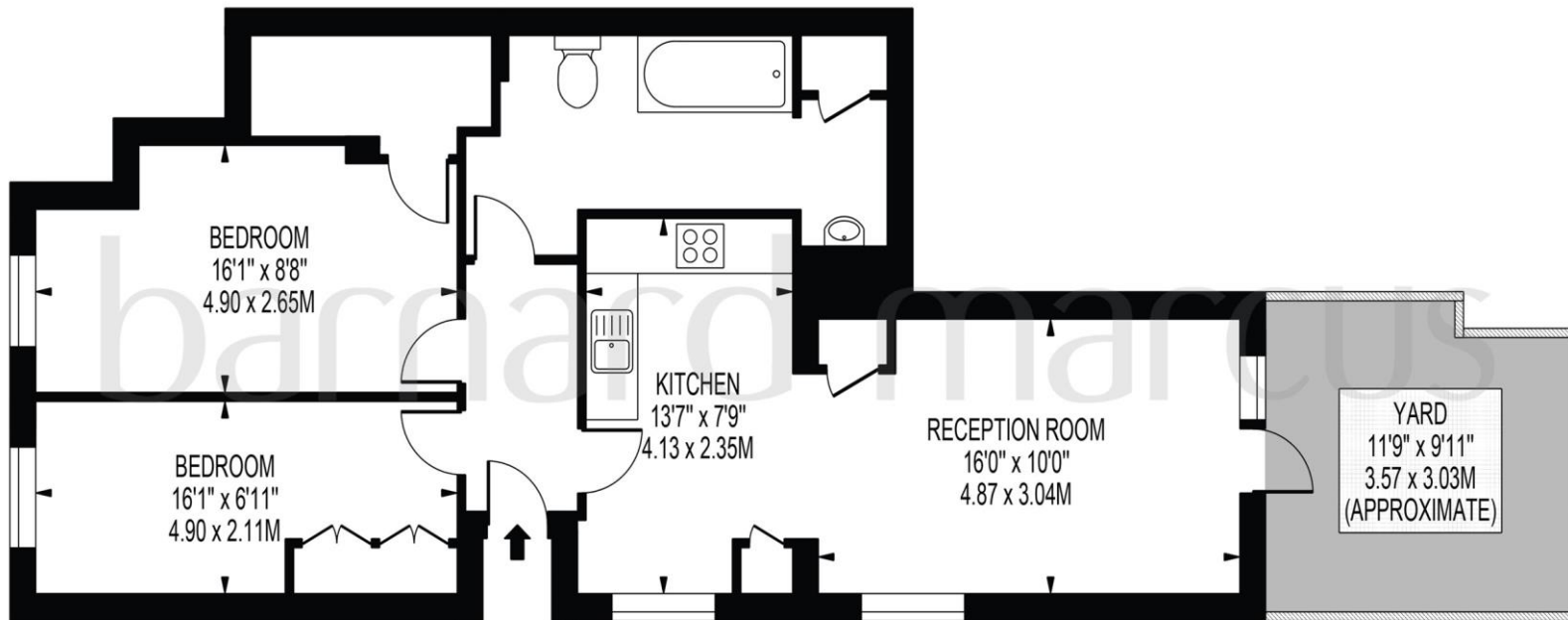
A truly stunning and well thought out New Build development.

From the outside you will notice this pristine, impeccably rendered, modern house, beautifully fenced off from the road with smart double-glazed windows to match. There is new planting which will mature into a smart hedge providing further privacy. Part of a small collection of four flats. The developer of this site has paid incredible attention to detail here ensuring the new owners are completely set up for contemporary living. Each flat benefits from fully integrated NEFF appliances in the kitchen with an integrated dishwasher, ambient lighting throughout each room under cabinets in the kitchen, around the built in television spaces, lit up bespoke dressing areas, lit fitted wardrobes and freestanding bedside tables for bedrooms. The impressive bathrooms do not disappoint with beautiful tiling, modern fixtures and fittings and lit de-misting mirrors. Additional benefits include integrated NEST systems, fitted bespoke venetian shutters, soft closers throughout and multi point locks on the front doors with secure video entry. There are also convenient bin stores and a locked bike store on site. This property also benefits from an abundance of clever storage to maximise functionality and floods of natural light in each room. Viewings advised sooner than later to avoid missing out.



Flat 1a, Elmhurst Avenue, CR4 2HP

APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.72 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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

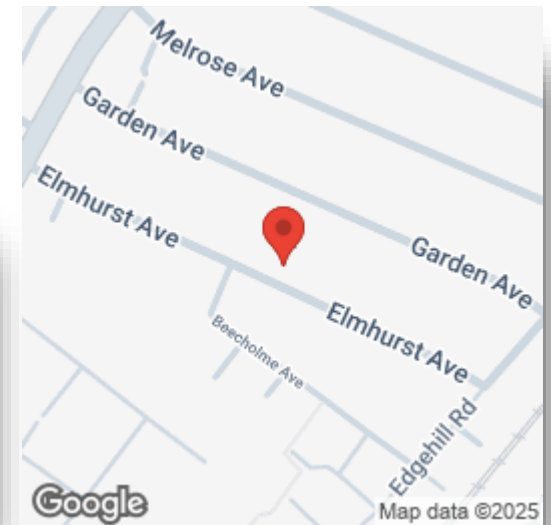
Elmhurst Avenue, Mitcham

- Two double bedrooms
- Open plan living with integrated NEFF appliances.
- Private secluded garden
- NEST installed.
- Video entry system

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£435,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108627



Property Ref:
TTG108627 - 0010

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barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON, SW17 7EX



barnardmarcus.co.uk