



**Elmhurst Avenue, Mitcham CR4 2HP**

## **Welcome to Elmhurst Avenue, Mitcham**

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

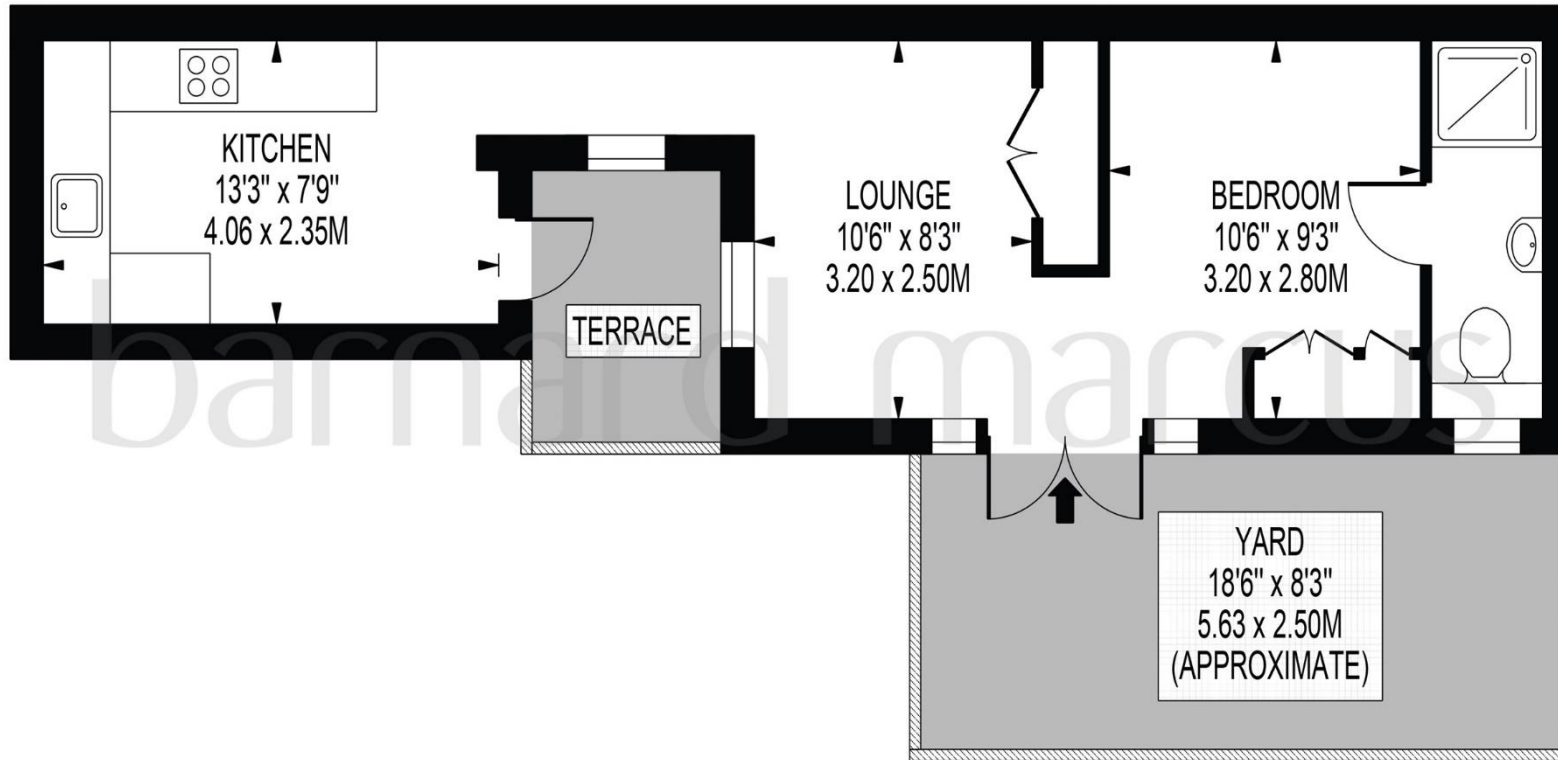
A truly stunning and well thought out New Build development.

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 1b, Elmhurst Avenue, CR4 2HP

APPROXIMATE GROSS INTERNAL FLOOR AREA: 370 SQ FT - 34.40 SQ M



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## Welcome to

### Elmhurst Avenue, Mitcham

- Large studio flat
- Private secluded garden and small courtyard
- Eat-in kitchen with fully fitted NEFF appliances.
- 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.

# £300,000



**view this property online** [barnardmarcus.co.uk/Property/TTG108628](https://www.barnardmarcus.co.uk/Property/TTG108628)



Property Ref:  
TTG108628 - 0008

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barnard marcus



**020 8682 1161**



[Tooting@barnardmarcus.co.uk](mailto:Tooting@barnardmarcus.co.uk)



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



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

Please note the marker reflects the  
postcode not the actual property