

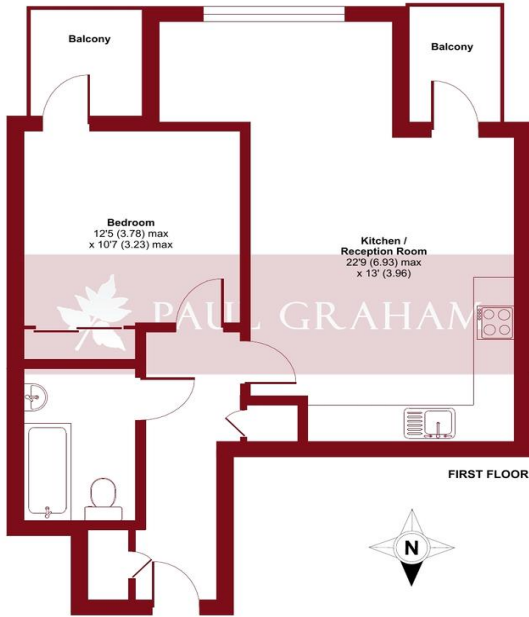


Flat 27 Green Side View, 38 Mill Green Road, Mitcham/Hackbridge, CR4 4FQ | **Guide Price £260,000**

Situated within the popular Green Side Views development, this stunning one-bedroom apartment offers bright, contemporary living with two south-facing balconies that flood the space with natural light. The spacious lounge is perfect for relaxing or entertaining and includes a modern fitted kitchen and a dedicated study area, ideal for remote working. The generous bedroom comes with built-in wardrobes and opens onto one of the sunny balconies, while the sleek, well-appointed bathroom continues the high-spec finish. A wide entrance hall provides access to all rooms and includes practical storage space.

Mill Green Road, Mitcham, CR4

Approximate Area = 546 sq ft / 50 sq m
For identification only - Not to scale



ENTRANCE HALL

KITCHEN/RECEPTION ROOM 22' 9" x 13' 0"
(6.93m x 3.96m)

BALCONY

BEDROOM 12' 5" x 10' 7" (3.78m x 3.23m)

BALCONY

BATHROOM

LEASEHOLD: 122 YEARS REMAINING

PERMIT PARKING

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Paul Graham. REF: 1198704



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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