



## BARON COURT LONDON ROAD MITCHAM, CR4 4ES

**£264,950**  
LEASEHOLD

\*\*\* THIS SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL FLAT ADJACENT TO THE TRAMLINK AND BUS SERVICES AND BENEFITTING FROM A NEW EXTENDED LEASE \*\*\*

The property is offered for sale with NO FORWARD CHAIN and is vacant and ready to move into.

This split level flat has many features to note including a NEW EXTENDED LEASE along with double glazing, gas central heating and lift service with entry phone.

The flat benefits from a modern kitchen and bathroom and has been recently redecorated.

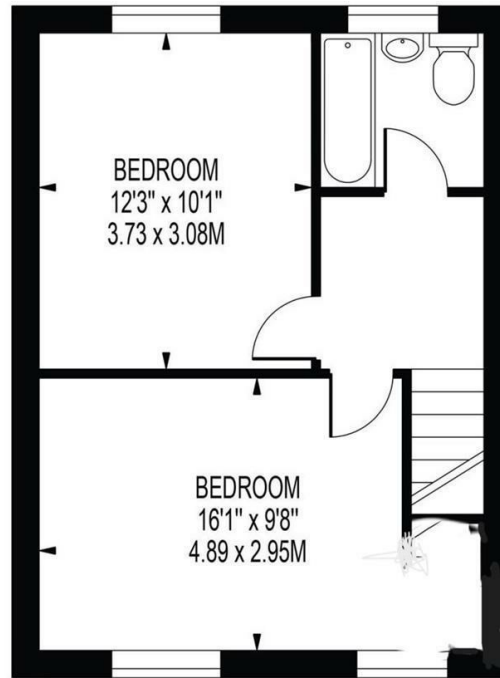
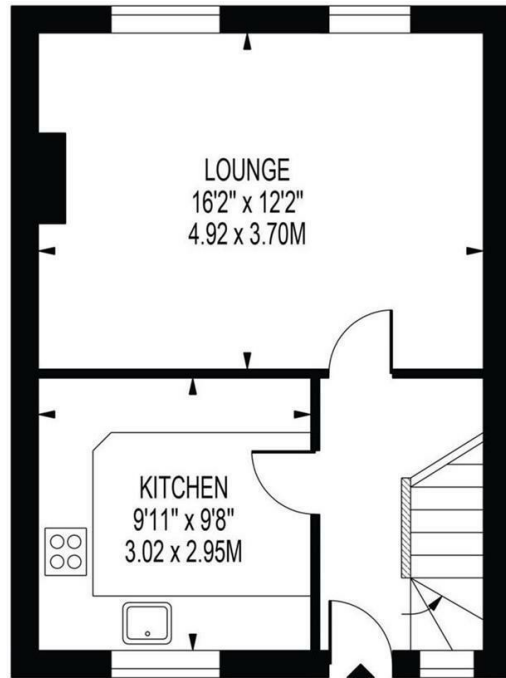
The property forms part of this well regarded purpose built block on the London Road and is within walking distance of local shops and Mitcham town Centre. Mitcham Junction station is also within proximity.



**TOOMEY**  
ESTATE AGENTS

# BARON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 717 SQ FT - 66.64 SQ M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	67	72
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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