



## 24 IMPERIAL GARDENS MITCHAM, CR4 1ER

**£265,000**  
**LEASEHOLD**

\*\* AN EXTREMELY SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR PURPOSE BUILT FLAT WITH NO FORWARD CHAIN AND A NEW EXTENDED LEASE \*\*

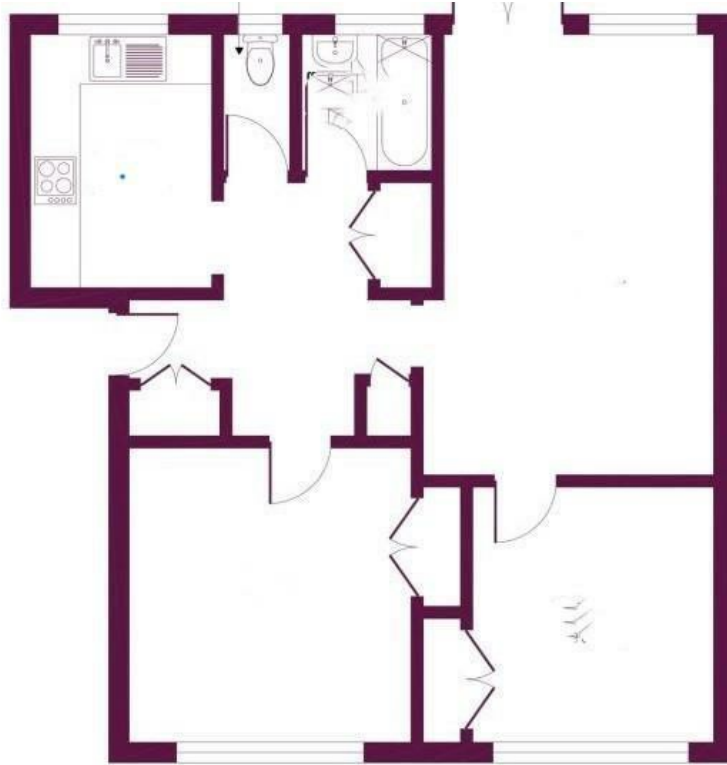
The property features gas central heating and double glazing with a good size lounge, two double bedrooms, bathroom and WC. There is a spacious entrance hall with various built in cupboards. There is also an entry phone and garage in a block.

The flat will require some modernisation and redecoration but this is reflected in the competitive asking price.

Imperial Gardens is conveniently located for Mitcham Eastfields station which provides access to Central London. There are local shops nearby along with local bus services.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

Toomey Estate Agents Sales  
333a London Road  
Mitcham  
Surrey  
CR4 4BE

0208 715 9333  
enquiries@toomeyestateagents.co.uk  
www.toomeyestateagents.co.uk



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