



FENNING COURT LONDON ROAD

MITCHAM, CR4 4ER

£275,000
LEASEHOLD

*** A WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL FLAT ADJACENT TO THE TRAMLINK AND BENEFITTING FROM AN EXTENDED LEASE ***

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

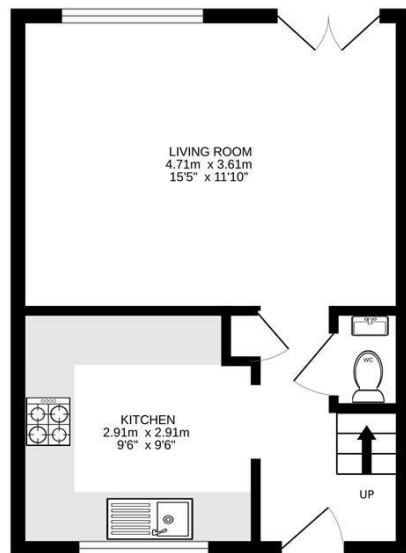
This split level flat has many features to note including a LONG LEASE along with double glazing, gas central heating, two toilets, and lift service with entry phone.

The flat also benefits from a modern kitchen and bathroom with shower.

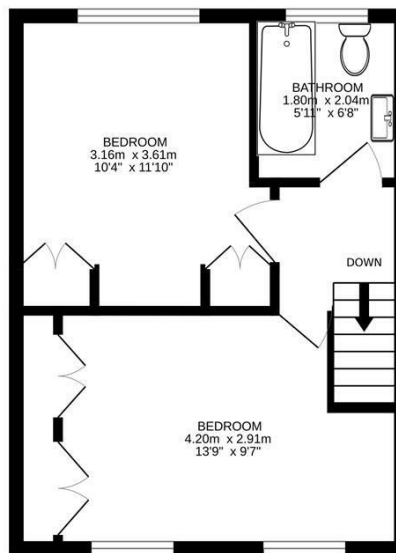
The property forms part of this well regarded purpose built block on the London Road and is within walking distance of local shops and Mitcham town Centre. Mitcham Junction station is also within proximity.



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3rd floor
30.7 sq.m. (330 sq.ft.) approx.



4th floor
30.7 sq.m. (330 sq.ft.) approx.

TOTAL FLOOR AREA: 61.4 sq.m. (661 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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

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