



# 1 KINGSLEIGH PLACE

MITCHAM, CR4 4NR

**£274,950**  
LEASEHOLD

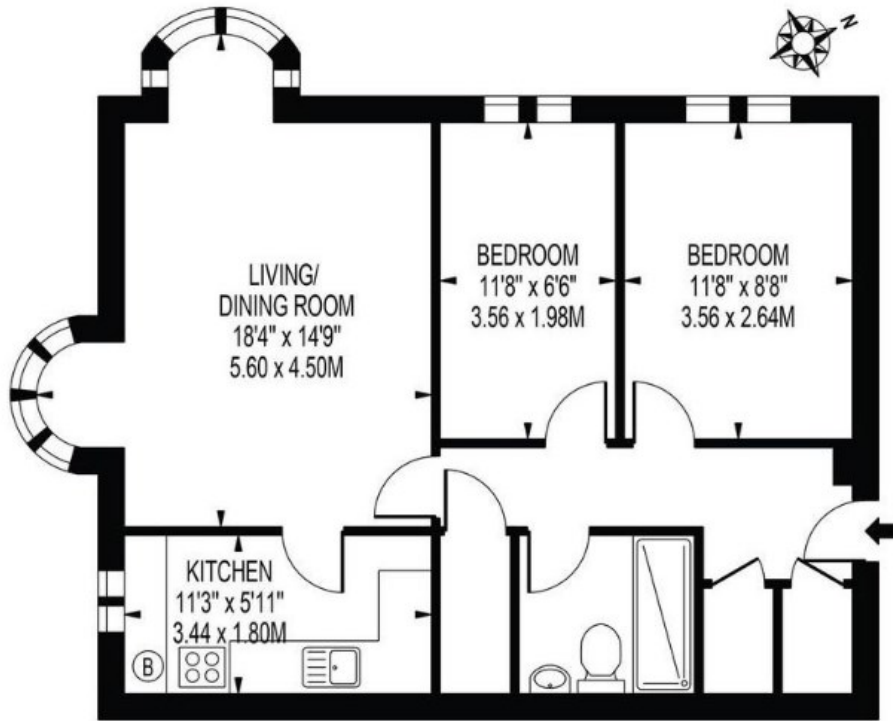
\*\* A SPACIOUS TWO BEDROOM GROUND FLOOR FLAT IN THE HEART OF MITCHAM AND OFFERED WITH NO FORWARD CHAIN \*\*

This well maintained two bedroom purpose built flat benefits from double glazing, gas central heating, entry phone system and modern shower room with walk in shower cubicle.

Kingsleigh Place is a popular Cul-de-Sac close to all the local amenities of Mitcham with a number of bus services on your doorstep. Mitcham Junction station and Tramlink are also close by.



**TOOMEY**  
ESTATE AGENTS



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>	75	78
(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>	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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