

**Brickfield Road  
Mitcham, CR4 3GN**

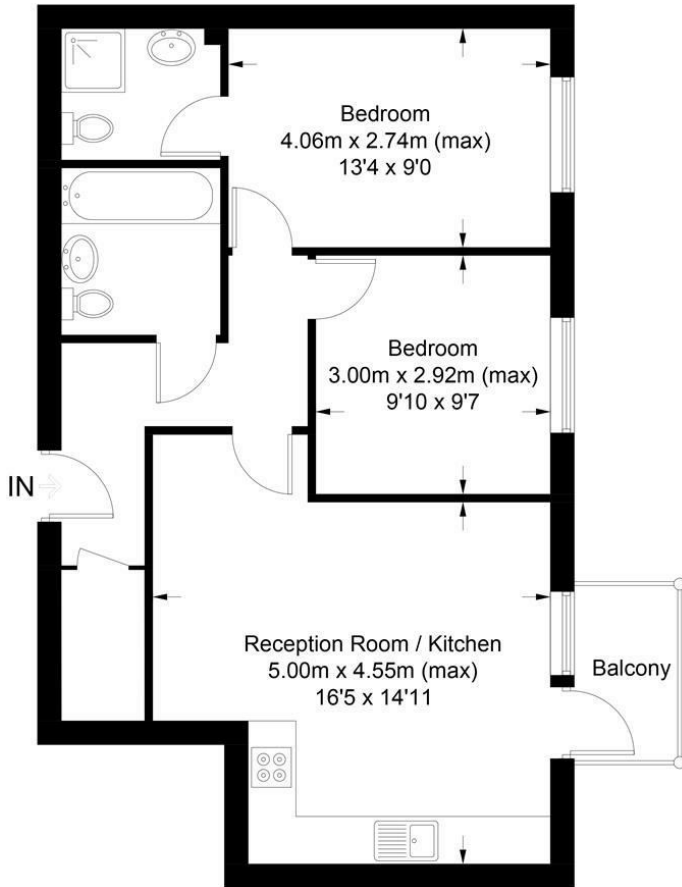
**£375,000 Leasehold**



**A beautifully presented two double bedroom, two bathroom apartment located on the second floor of this modern development, within walking distance to both Colliers Wood Tube Station, Mitcham Eastfield's Mainline Station, Phipps Bridge Tram stop and the National Trust's Morden Hall Park. This lovely property benefits from an open-plan kitchen, en-suite bathroom, a good sized private balcony, communal gardens and secure gated off street parking making it ideal for the first time buyer.**

## Austen Court, CR4

Approximate Gross Internal Area = 60.2 sq m / 649 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Double Bedrooms
- Two Bathrooms
- Close To Transport
- Good Sized Balcony
- Amenities Nearby
- Off Street Parking
- EPC Rating : C
- Merton Council Tax Band : D
- Lease : 999 Years From 23 March 2014
- Ground Rents (Per Annum) : £393.40, Service Charges (Per Annum) : £2,863.08

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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