

Park Avenue Mitcham, CR4 2ER

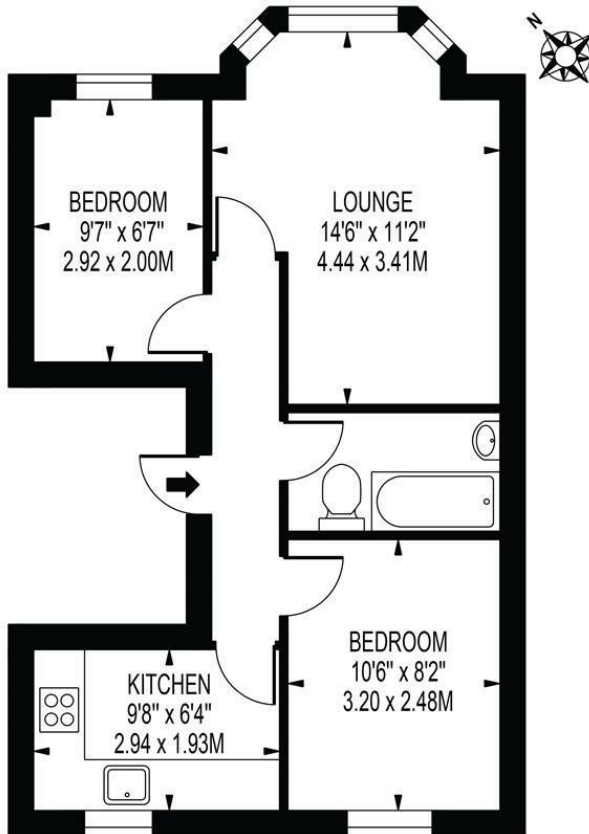
£340,000 Leasehold - Share of Freehold



A beautifully presented two bedroom first floor flat located on a popular tree lined road within walking distance of Tooting Mainline Station. This lovely property comprises of a open plan living/dining room, kitchen, bathroom, and two bedrooms. The property is being sold with a share of the freehold and no onward chain.

PARK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 434 SQ FT - 40.34 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two Bedroom Flat
- Beautifully Presented
- Share Of Freehold
- No Onward Chain
- Close To Train Station
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 999 Years From 01 January 2018
- No Ground Rents or Service Charges. Buildings Insurance (Split 1/3)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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