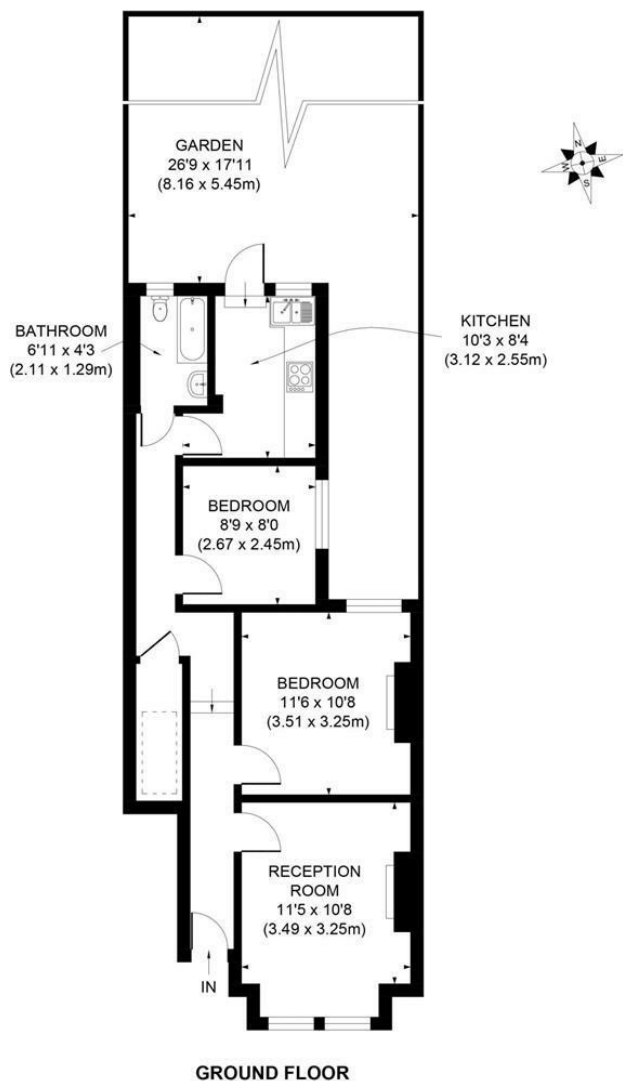


Inglemere Road  
Mitcham, CR4 2BT

£1,850 Per Month



**\*\*AVAILABLE NOW\*\*** We are pleased to market this well presented, two bedroom ground floor garden flat. This property comprises of a modern kitchen, separate reception room, two bedrooms (one double and a single) and a private garden. Located minutes away from both Tooting Mainline Station and Tooting High Street where you will find the lively Broadway along with its Northern Line Tube Station and open green spaces of Tooting Bec. Home to a mix of attractive features including Tooting Bec Lido, St Georges Hospital, Tooting Market, and an abundance of restaurants. Unfurnished.



APPROX. GROSS INTERNAL FLOOR AREA 601 SQ. FT / 55.92 SQ. M  
Illustration for identification purpose only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable  
Prepared by Pixangle ©. Tel 020 8870 2118

- Two Bedrooms
- Period Maisonette
- Ground Floor
- Private Garden
- Available Now
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : B



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>	69	76
(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		
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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

