

## Gilpin Close Mitcham, CR4 3QR

**£175,000 Leasehold**

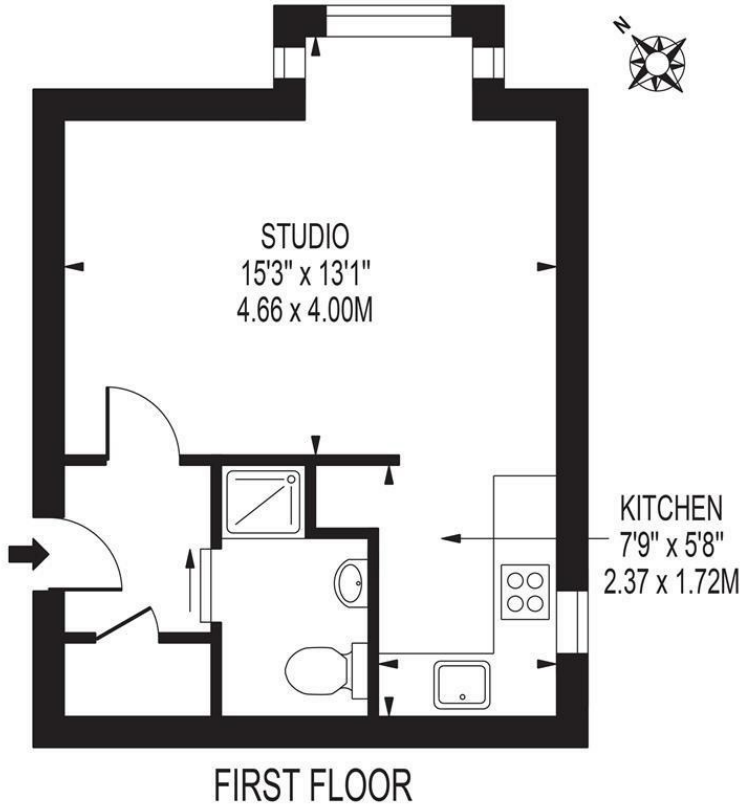


**A modern and great sized, first floor studio apartment located within a popular development on the borders of Colliers Wood and a short walk to the tube station (Northern Line). This studio apartment is perfect for the first time buyer looking to get on the ladder or for an investment (Currently rented so has a proven yield). This property features a fitted kitchen, shower room, entry phone system, an allocated parking bay and is offered to the market with no onward chain.**



## GILPIN CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 302 SQ FT - 28.07 SQ M



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.

- Studio Apartment
- First Floor
- No Chain
- Allocated Parking
- Well Presented
- Ideal First Purchase
- EPC Rating : D
- Merton Council Tax Band : A
- Lease : 999 Years From 01 October 2018
- Service Charges (Per Annum) : £1,380. No Ground Rents.



| 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                             | 63      | 79        |
| 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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