

**Lewis Road
Mitcham, CR4 3LS**

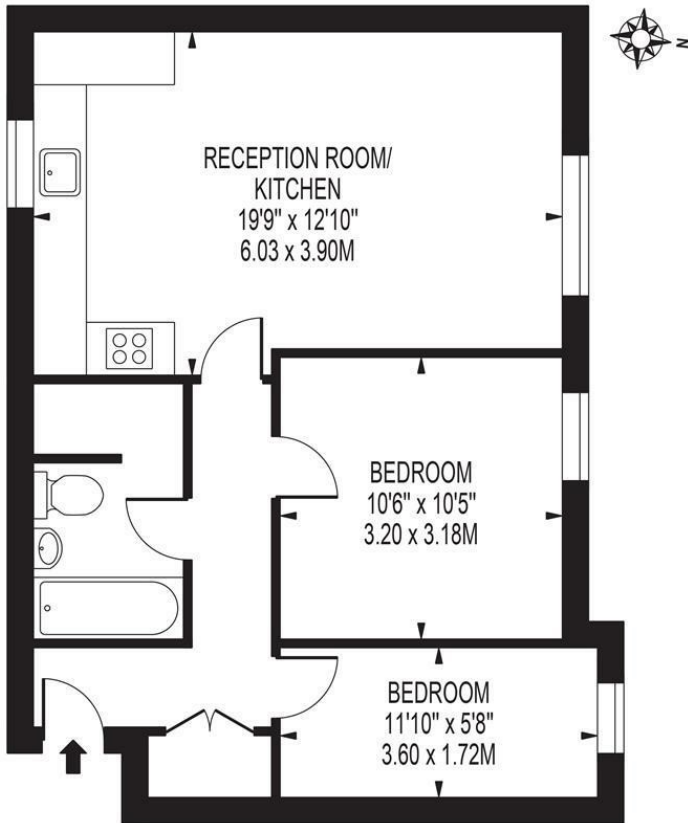
£355,000 Leasehold



A two bedroom top floor apartment located within a gated development on the borders of Colliers Wood, a short walk to Colliers Wood Northern Line Tube Station and local amenities and is offered with no onward chain. This property comprises of a fitted kitchen, great sized lounge, modern bathroom and two bedrooms. Further benefits are a long lease, allocated off street parking, communal bicycle rack and would be perfect for the first time buyer.

LIME COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 558 SQ FT - 51.84 SQ M

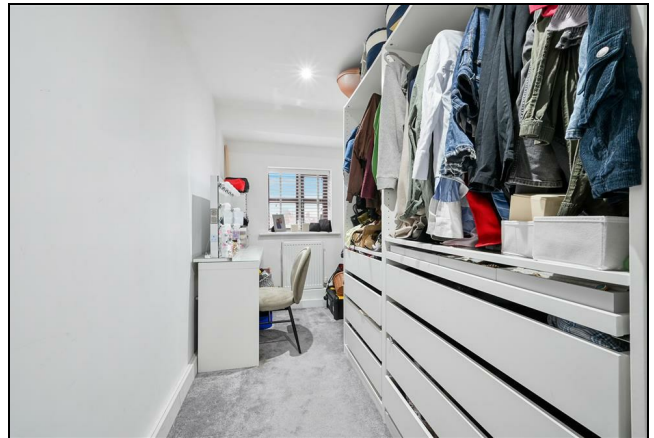


THIRD FLOOR

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.

- No Onward Chain
- Two Bedrooms
- Top Floor
- Parking
- Gated Development
- Long Lease
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 150 Years From 01 June 1998
- Ground Rent (Per Annum) : £200. Service Charge (Per Annum) : £1990 (2023)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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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