

## Deer Park Gardens Mitcham, CR4 4DY

**£1,600 Per Month**

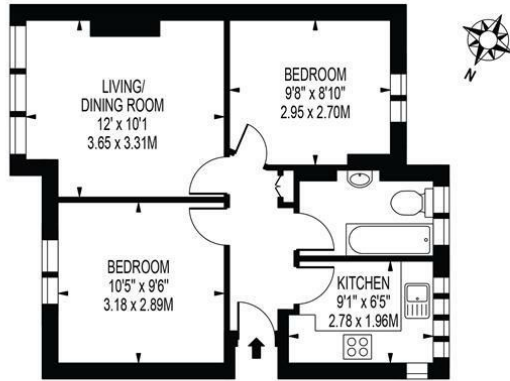


**\*\*AVAILABLE NOW\*\*** Ellisons are pleased to offer this well presented two double bedroom first floor maisonette. Ideally located, the accommodation comprises a bright and spacious lounge / diner overlooking the green, a fitted kitchen with built in appliances and gas hob, and a bathroom with a shower attachment over the bath. Further benefits include double glazing, gas central heating, and access to a garden. The property is conveniently positioned close to the National Trust Park and within easy reach of Belgrave Walk tram stop, providing excellent transport links. Offered unfurnished.

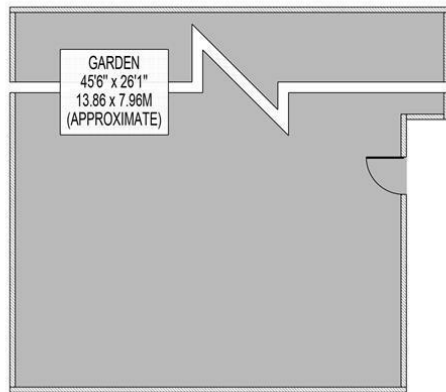


## DEER PARK GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 466 SQ FT - 43.30 SQ M



FIRST FLOOR



GROUND 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 Double Bedrooms
- First Floor
- Garden
- Near To National Trust Park
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C

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>		
(55-68) <b>D</b>	61	66
(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		



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**

