



19 Parchment Close, Mitcham, CR4 4FN

£2,950 Per Month

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Introduction

Welcome to this luxurious three-bedroom, three-bathroom townhouse, a new build located in the serene and private cul-de-sac of Parchment Close, Mitcham. This fully furnished property epitomises modern living with its spacious interiors, high-quality furnishings, and exceptional community setting. Ideal for families or professionals seeking a peaceful yet well-connected home, this townhouse offers a unique blend of comfort, convenience, and contemporary style.

Prime Location

Situated just a 2-minute drive or a 13-minute walk from Mitcham Junction, this property provides excellent transport links. Mitcham Junction offers a swift 24-minute train journey to London Victoria, making it perfect for commuters who work in the city but prefer a quieter home environment. The development itself is extremely safe, friendly, and family-orientated, ensuring a welcoming atmosphere for all residents.

Spacious and Well-Designed Interiors

The property spans three floors, each bursting with space and character. The ground floor features an inviting entrance hall with a convenient downstairs WC, leading to a large, fully fitted kitchen diner. This area boasts wooden flooring and patio doors that open onto the rear garden, creating a seamless blend of indoor and outdoor living.

First Floor Living

On the first floor, you'll find a spacious lounge that opens onto a private balcony, perfect for relaxing after a long day. This floor also includes a double bedroom with built-in wardrobes and an en-suite bathroom, offering privacy and comfort for guests or family members.

Second Floor Sanctuary

The second floor houses two more generously sized double bedrooms, one of which includes another en-suite bathroom. This floor also features a family bathroom, ensuring ample facilities for all residents. Each bedroom is designed to provide a peaceful retreat, with plenty of natural light and storage space.

Outdoor Space and Amenities

The garden is a standout feature of this property. It includes a covered decking area complete with outdoor furniture, making it an ideal spot for entertaining or enjoying a quiet evening outdoors. The artificial grass ensures low maintenance, while the small covered patio/BBQ area is perfect for summer gatherings. Additional amenities include a garage with an electric car charging point, gas central heating, double glazing, CCTV for added security, and loft storage.

Premium Furnishings and High-Spec Features

This townhouse is furnished to the highest standards, with every piece selected to enhance the overall aesthetic and functionality of the home. From the fully fitted kitchen with modern appliances to the stylish bathrooms and comfortable bedrooms, every detail has been carefully considered. The high-spec interior ensures that residents can enjoy a luxurious lifestyle from the moment they move in.

Community Living

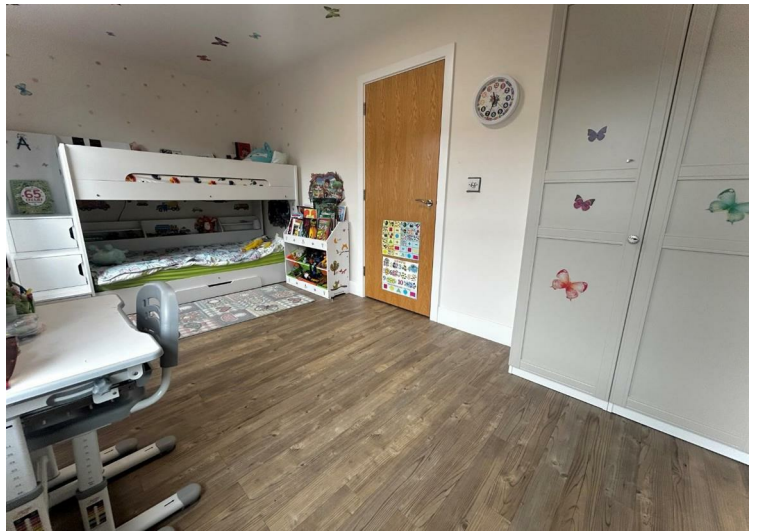
Experience the best of community living within this development. The area is extremely safe, with friendly neighbours and a family-orientated atmosphere. It's a place where children can play safely, and residents can enjoy a sense of community and belonging. Whether you're hosting a BBQ in the garden or relaxing on your balcony, this townhouse offers the perfect setting for making lasting memories.

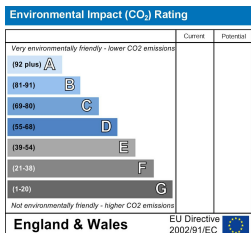
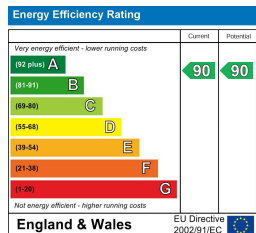
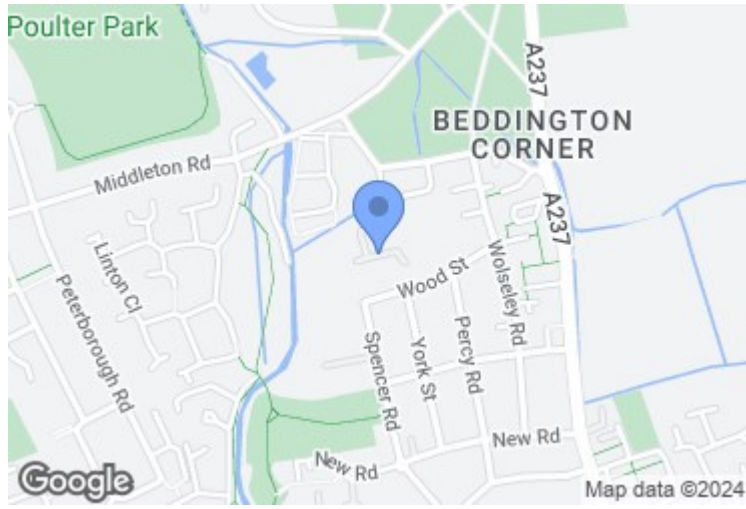
Application Requirements

Applicants must earn a combined minimum of £88,500 annually to pass referencing for this property. This ensures that all residents can comfortably afford their new home, contributing to the overall stability and quality of the community. Holding fee - £680.76. Deposit - £3403.84

Council Tax

Band E.





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