



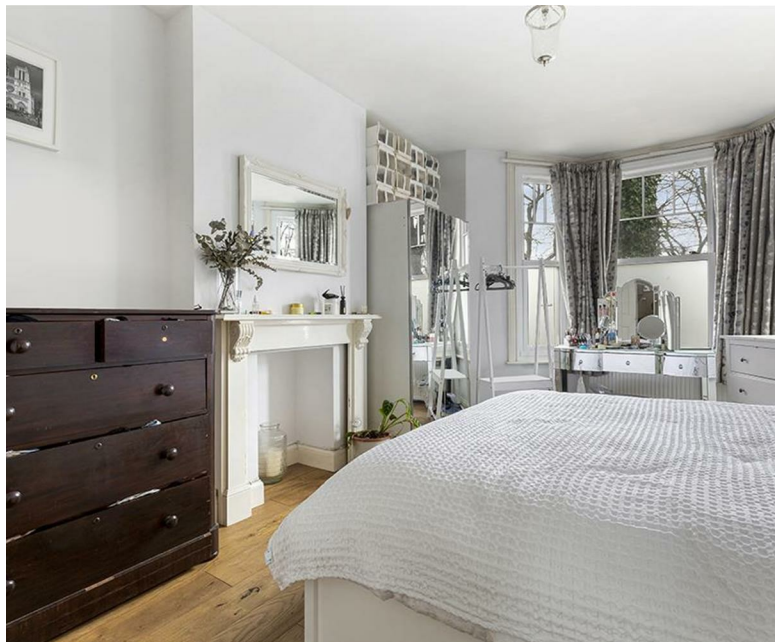
London Road, Mitcham CR4

£350,000 Leasehold

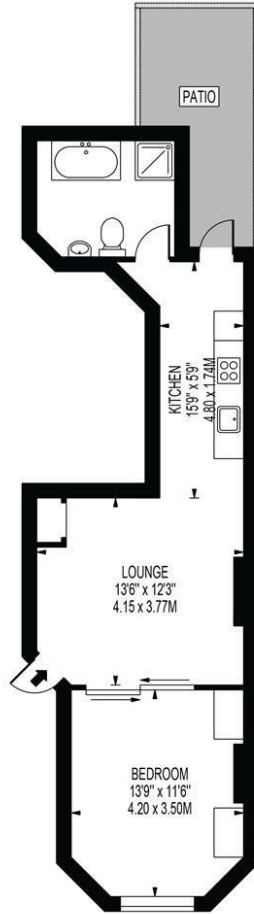
An immaculately bright, airy, well presented ground floor flat available for immediate rental at Gorrige Park CR4. Accessible to Mitcham Town Centre, a varied choice of shops and open green spaces, this property is less than five minutes' walk away from Tooting rail station. It's on offer as part furnished and suitable for a couple or single person only. Comprised of a large double bedroom, reception room, galley styled ultra-modern kitchen which is fully equipped and a shower/bathroom suite. Some internal storage and a private rear garden
EPC Rating C

London Borough of Merton Council Tax Band B

- Excellent Condition
- Ground Floor
- One Bedroom
- Period Conversion
- Fitted Kitchen
- Large Living Space
- Private Rear Garden



APPROXIMATE GROSS INTERNAL FLOOR AREA: 489 SQ FT - 45.40 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.

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		69	75
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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