



## Bruce Road, Mitcham CR4

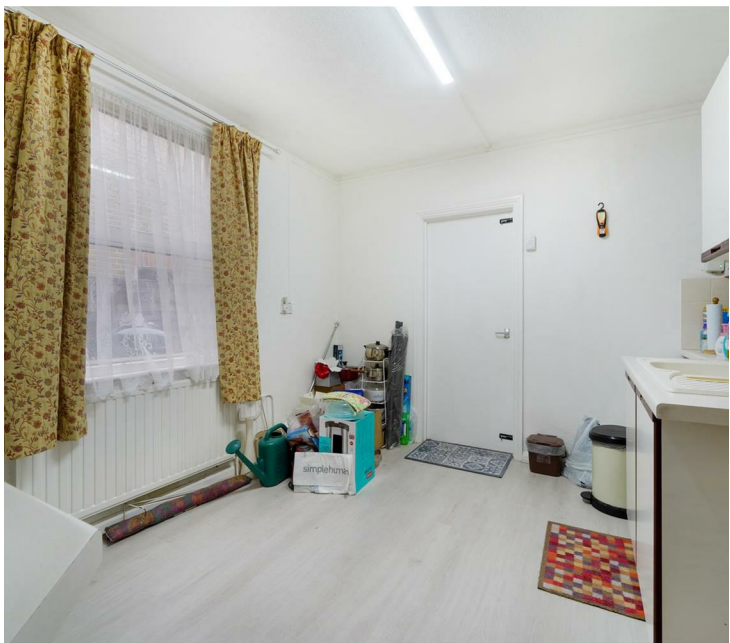
**£285,000 Leasehold**

A chain free, well-kept ground floor maisonette for immediate sale. Located on the ever-popular sought-after Bruce Road, the property is ideally placed for easy access to Tooting Rail Station, Tooting Broadway, several local shops, parks and is also within close proximity to St Georges Hospital.

The property benefits from a bright, good sized reception room, a double bedroom and under stairs storage. To the rear of the property is a spacious kitchen diner with modern appliances leading through to the bathroom suit and onwards to the private garden. This beautiful maisonette is well maintained, in excellent decorative condition and ideal for first time buyers and or investors. Please note there's currently a short lease of 50 years.

- Short Lease
- One Bedroom
- Excellent Decorative Condition
- Bright and Airy
- Good Sized Rooms Throughout
- Rear Garden
- Chain Free





# BRUCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 553 SQ.FT - 51.42 SQ.M



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.

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	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

T<sub>2</sub>M

