TOOMEY
ESTATE AGENTS



Mainwaring Court Armfield Crescent Mitcham

£265,000

Leasehold

We are pleased to offer for sale this well proportioned two bedroom flat, set over two floors. The ground floor features a fitted kitchen and a bright living room, with stairs leading up to the first floor where you will find two generous double bedrooms and bathroom.

The property benefits from double glazing and gas central heating, residents parking is available on a first come first serve basis. Ideally located close to Mitcham town centre, residents enjoy easy access to local shops and transport links.





• LONG LEASE • NO ONWARD CHAIN • TRANSPORT LINKS TO TOOTING

Entrance Hall
Gas central heating radiator, 2 x storage cupboard, separate cupboard housing electrical board

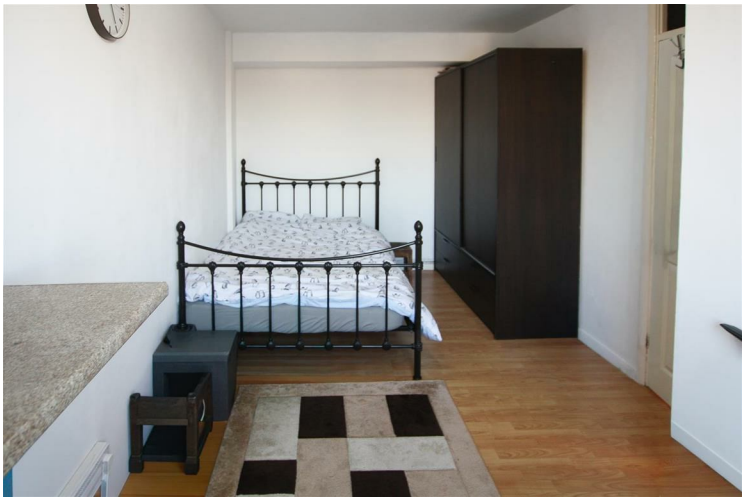
Kitchen
UPVC double glazed window, range of base/eye level units, 1 1/2 sink/drainer, plumbing for w/m, fitted electric hob/oven and extractor hood, boiler, tiled floor

Living Room
upvc double glazed door to juliet balcony, upvc double glazed window, gas central heating radiator

Bedroom 1
UPVC double glazed window, gas central heating radiator, fitted wardrobe

Bedroom 2
UPVC double glazed window, gas central heating radiator, laminate floor

Bathroom
UPVC double glazed window, heated towel rail, low flush w/c, pedestal hand basin, panel enclosed bath with shower/mixer taps, part tiled





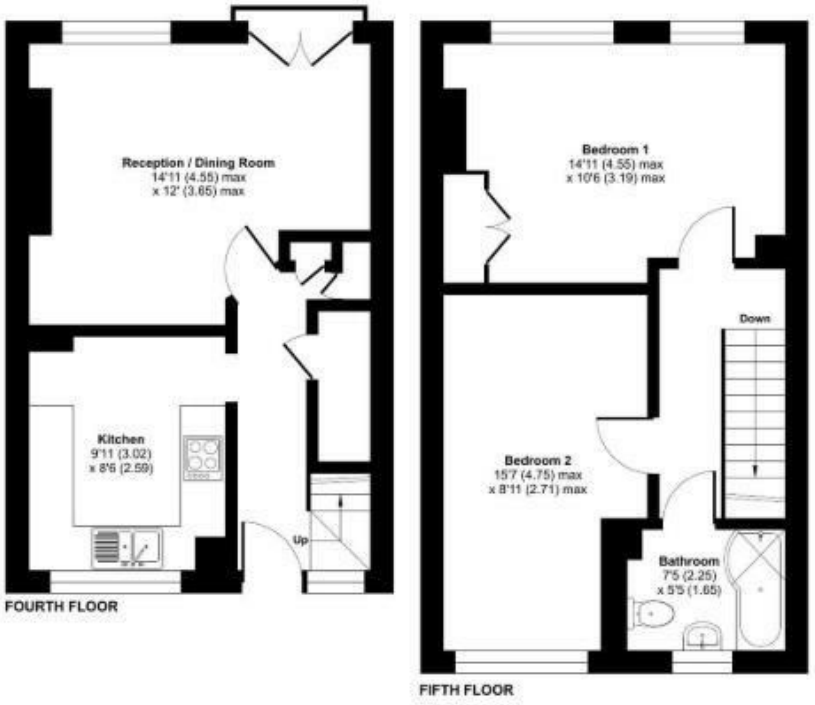




Mainwaring Court Armfield Crescent, Mitcham, CR4

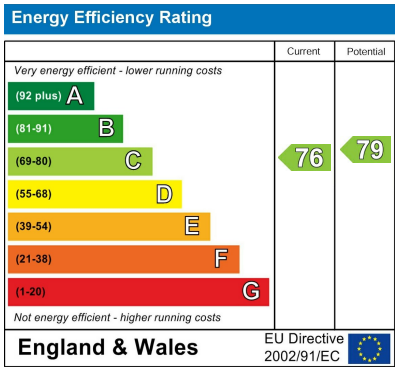
Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Goodfellows Estate Agents. REF: 1397537





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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