

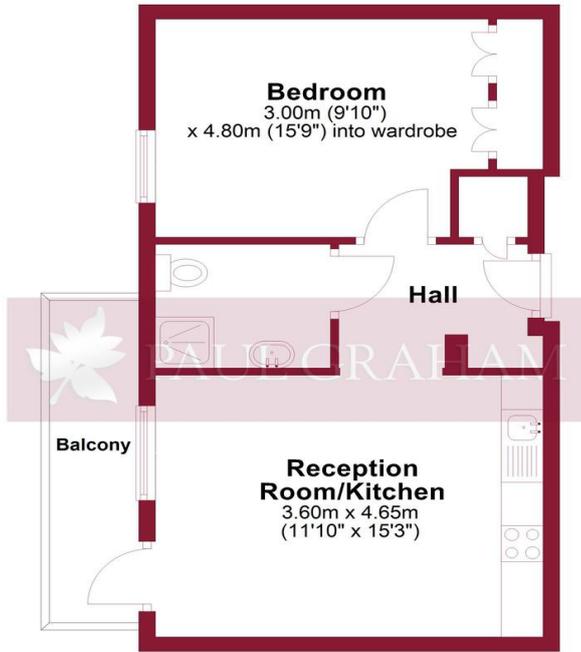


22 Green Side Views, 38 Mill Green Road, Mitcham, Surrey, CR4 4FQ | **£260,000**

Situated within a contemporary development, this well presented first floor flat offers stylish and convenient living, ideally located close to Mitcham Junction and Hackbridge stations. The property features a bright and spacious open-plan living area. Benefits include a private balcony and long lease.

First Floor

Approx. 39.1 sq. metres (420.9 sq. feet)



Total area: approx. 39.1 sq. metres (420.9 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



COMMUNAL ENTRANCE

LIFT TO THE FIRST FLOOR

ENTRANCE HALL

LOUNGE/OPEN PLAN KITCHEN 15' 3" x 11' 10" (4.65m x 3.61m)

BALCONY

BEDROOM 15' 9 max" x 9' 10" (4.8m x 3m)

BATHROOM

LONG LEASE



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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