

Flat 28, Justin Plaza, 341A London Road, Mitcham, CR4 4BE  
Asking price £240,000

Avrasons  
Est. 1965





Flat 28, Justin Plaza, 341A London Road, Mitcham, CR4 4BE

Asking price £240,000

Council Tax Band: B

A beautifully presented one double bedroom, third floor apartment set within a modern purpose-built development on London Road, offering bright, contemporary living ideal for first-time buyers, young professionals or investors.

The apartment is well laid out and benefits from excellent natural light throughout, with accommodation comprising a spacious open-plan reception room incorporating a modern fitted kitchen, providing an ideal space for both everyday living and entertaining. The kitchen is finished with sleek units, integrated appliances and generous worktop space.

The double bedroom is well proportioned and features a built-in wardrobe, while the property is further served by a stylish family-sized bathroom finished to a modern standard. Additional benefits include double glazed windows, neutral décor throughout and allocated private parking.

Located within a popular private residential block on London Road, the property is exceptionally well positioned for transport links. Mitcham Eastfields station is within easy reach, offering direct connections into London

### **Layout**

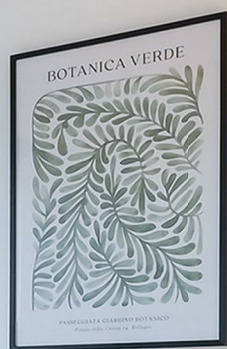
The apartment is thoughtfully arranged and enjoys excellent natural light throughout. The accommodation features a spacious open-plan reception room with a modern fitted kitchen, creating an ideal setting for both day-to-day living and entertaining. The kitchen is finished with sleek units, integrated appliances and ample worktop space.

### **Rooms**

The well-proportioned double bedroom benefits from a built-in wardrobe, while the apartment is further complemented by a modern, family-sized bathroom finished to a contemporary standard. Additional features include double glazed windows, neutral décor throughout and allocated private parking.

### **Location**

Situated within a popular private residential development on London Road, the property is ideally positioned for excellent transport links. Mitcham Eastfields station is within easy reach, providing direct services into London Victoria, while the nearby tram stop offers a convenient route into Wimbledon, making this an ideal location for commuters.



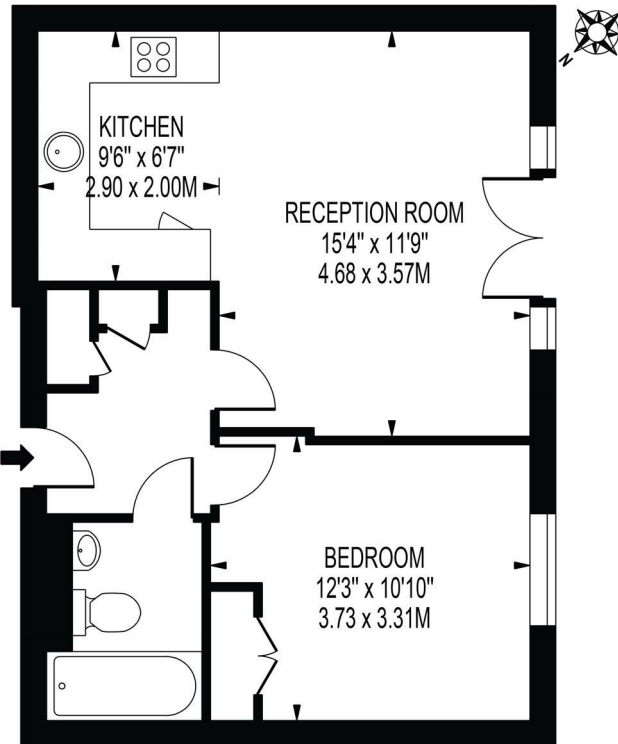
ons





## LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 485 SQ FT - 45.09 SQ M



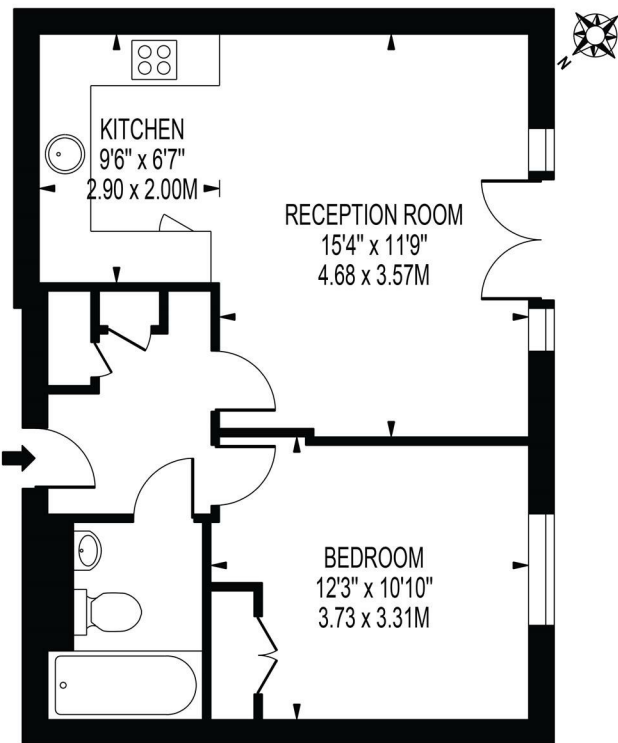
THIRD FLOOR

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.

## LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 485 SQ FT - 45.09 SQ M



THIRD 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.

# Avrasons

Est.1965

16-18 Brixton Road

London

Oval

SW9 6BU

02075824011 - Option

sales@avrasons.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	77	84
England & Wales		EU Directive 2002/91/EC