



**Heathfield Drive, Mitcham CR4 3RH**





**welcome to**  
**Heathfield Drive, Mitcham**

Situated on Heathfield in Mitcham, this spacious two double bedroom apartment offers excellent value and generous living space in a convenient residential location. The property is ideal for cash buyers only, due to its 64-year lease, and presents a fantastic opportunity for investors or buyers looking to modernise to their own taste.

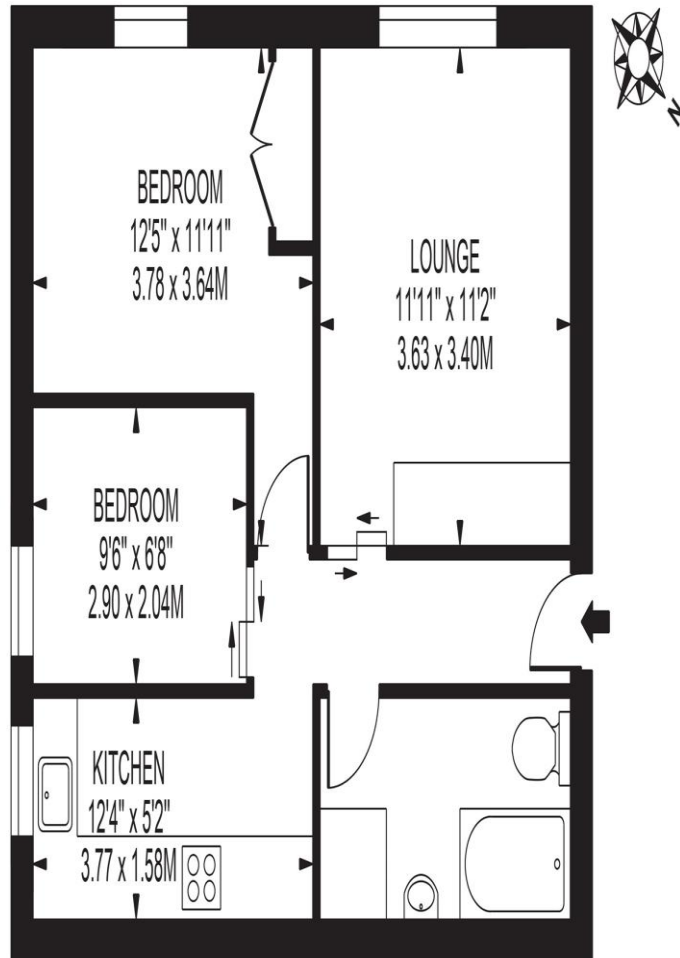
The apartment features a bright and well-proportioned reception room, a separate fitted kitchen, and two double bedrooms providing comfortable and practical accommodation. The bathroom is functional and the overall layout offers good space and versatility.

Additional benefits include private parking and a position close to local amenities, shops, schools and transport links serving Mitcham, Croydon and Morden. With scope to personalise and strong investment potential, this property represents an affordable opportunity in a sought-after South London location.



# HEATHFIELD DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.99 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.  
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welcome to

## Heathfield Drive, Mitcham

- Two double bedroom apartment
- 64-year lease
- Cash buyers only
- Spacious reception room
- Separate fitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 1700.00

This is a Leasehold property with details as follows; Term of Lease 100 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/MTM109502](https://barnardmarcus.co.uk/Property/MTM109502)



Property Ref:  
MTM109502 - 0005

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barnard marcus



**020 8646 1616**



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, Upper Green East,  
MITCHAM, Surrey, CR4 2PF



**barnardmarcus.co.uk**