

Visit Alternative  
Available

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Price

£2,300 PCM

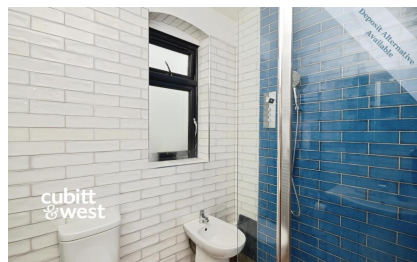
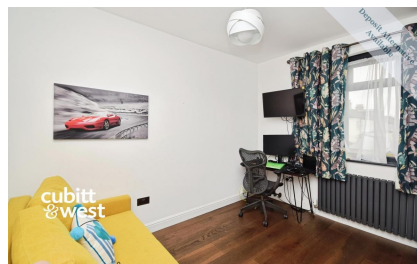
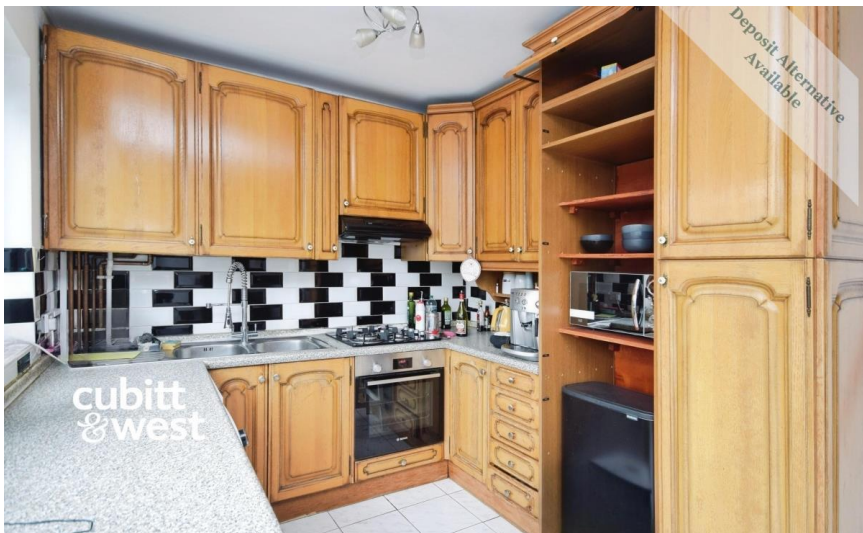
Fees Apply



Available 28/08/26

Lammas Avenue  
Mitcham CR4

cubitt & west  
Helping you move forwards



## Main Features

Near Mitcham Eastfields Station

Suit Family

Part Furnished

Pet Friendly

Private Garden

Alternate Deposit Scheme



**Deposit required is £2,653.85**  
Merton London - Council Tax Band Tax Band D

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

[www.gov.uk/government/publications/how-to-rent](http://www.gov.uk/government/publications/how-to-rent)

[www.gov.uk/private-renting](http://www.gov.uk/private-renting)

[www.cubittandwest.co.uk/renting/tenancy-fees-individuals/](http://www.cubittandwest.co.uk/renting/tenancy-fees-individuals/)

[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

**Call Sutton 020 86426266 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969

## Accommodation

**Kitchen Dining Area** 5.1 x 2.6

**Dining Area** 5.2 x 2.6

**Lounge** 3.6 x 3.4

**Bedroom 1** 4.1 x 2.6

**Bedroom 2** 3.35 x 2.6

**Bedroom 3** 2.3 x 1.7

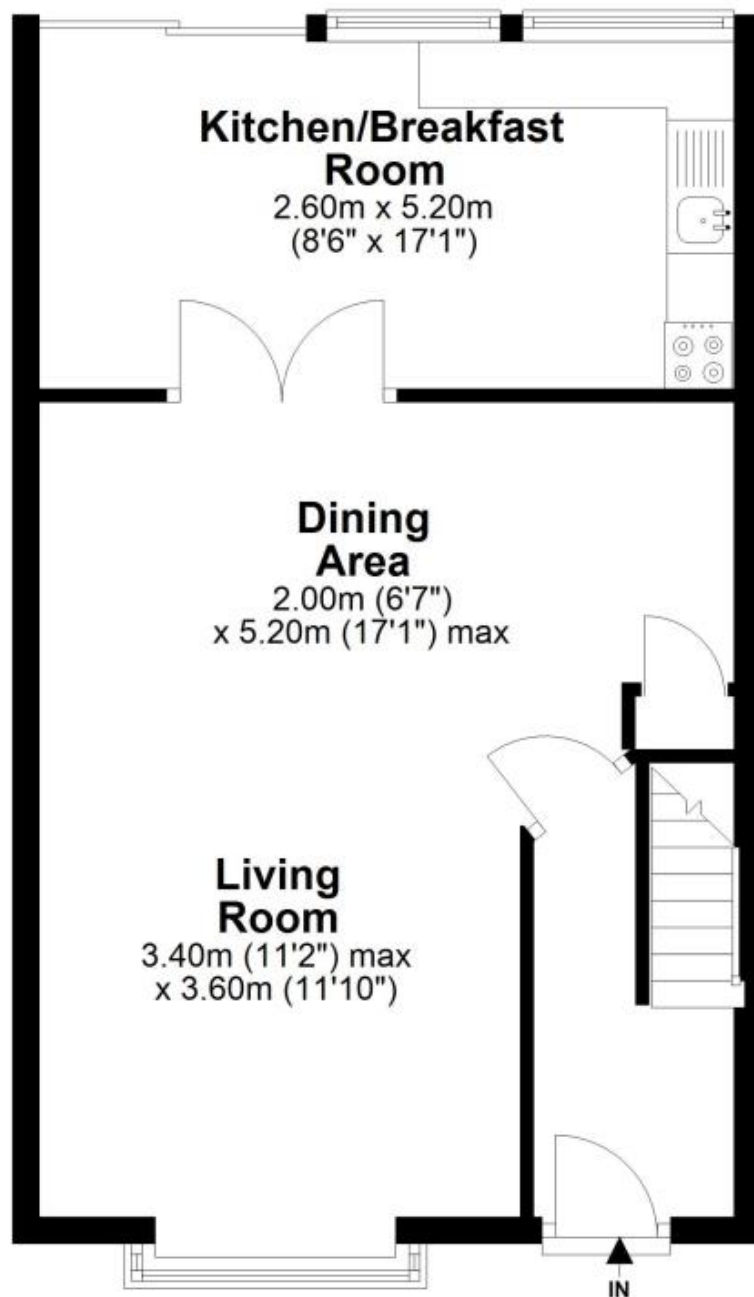
**Bathroom** 2 x 1.9

**Garden**



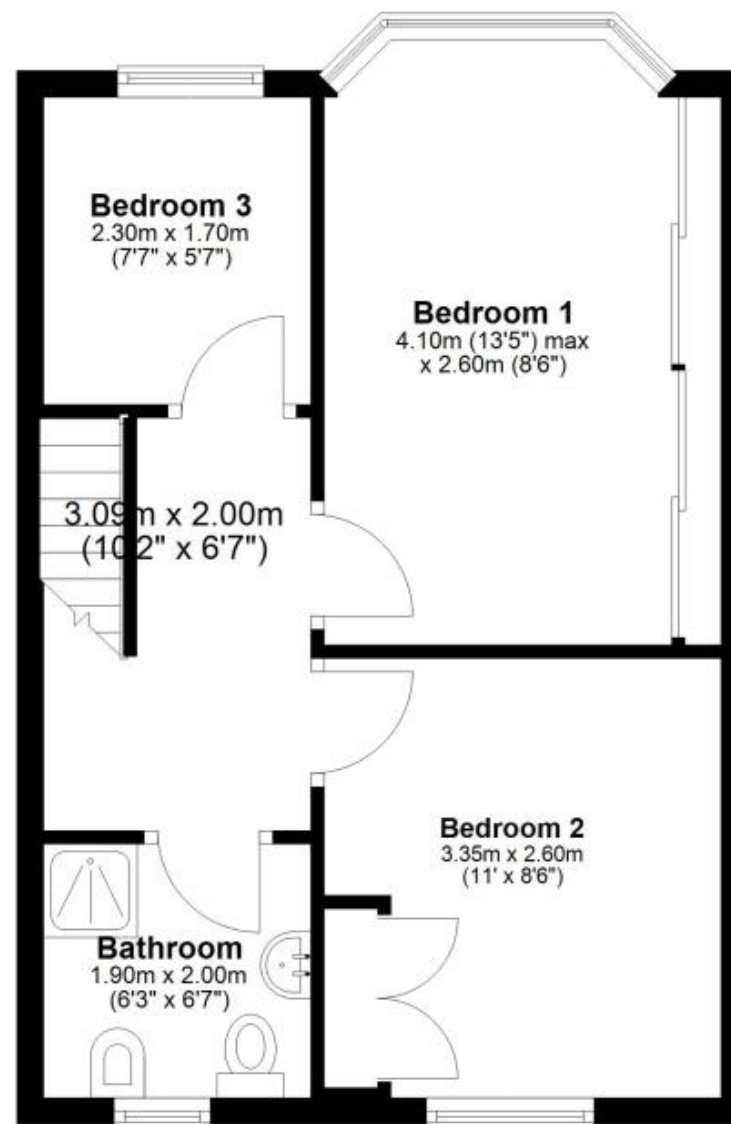
## Ground Floor

Approx. 46.0 sq. metres (495.5 sq. feet)



## First Floor

Approx. 32.3 sq. metres (347.4 sq. feet)



Total area: approx. 78.3 sq. metres (842.9 sq. feet)