

## Ashtree Avenue Mitcham, CR4 3DS

**£2,600 Per Month**



**\*\*AVAILABLE NOW\*\*** A well presented three / four bedroom, two bathroom house with additional study or dressing room, available to let in sought after road, located near transport links at Colliers Wood Northern Line Tube Station and near excellent amenities on Colliers Wood High Street. the property has a private garden with home office and would make a great home for a family or professional sharers looking to move into the area.

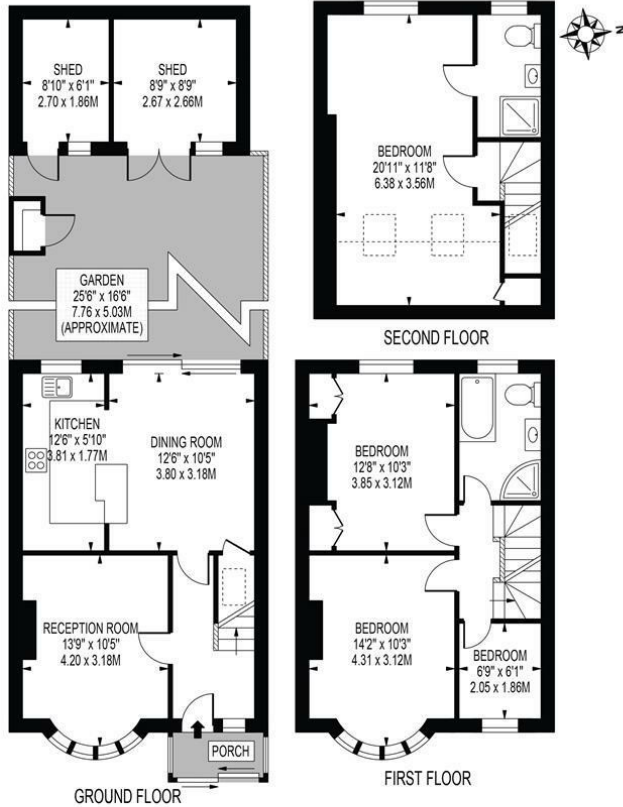
## ASHTREE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1167 SQ FT - 108.44 SQ M

(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 60 SQ FT - 5.58 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 130 SQ FT - 12.12 SQ M



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.

- Four/Five Bedrooms
- Two Bathrooms
- Private Garden
- Close To Tube Station
- Unfurnished
- EPC Rating : D
- Merton Council Tax Band : D
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

