PIETRO SCANO
eXp

## Flat 26 Montbretia House, 2 Peony Drive,

£269,000

1 1 1













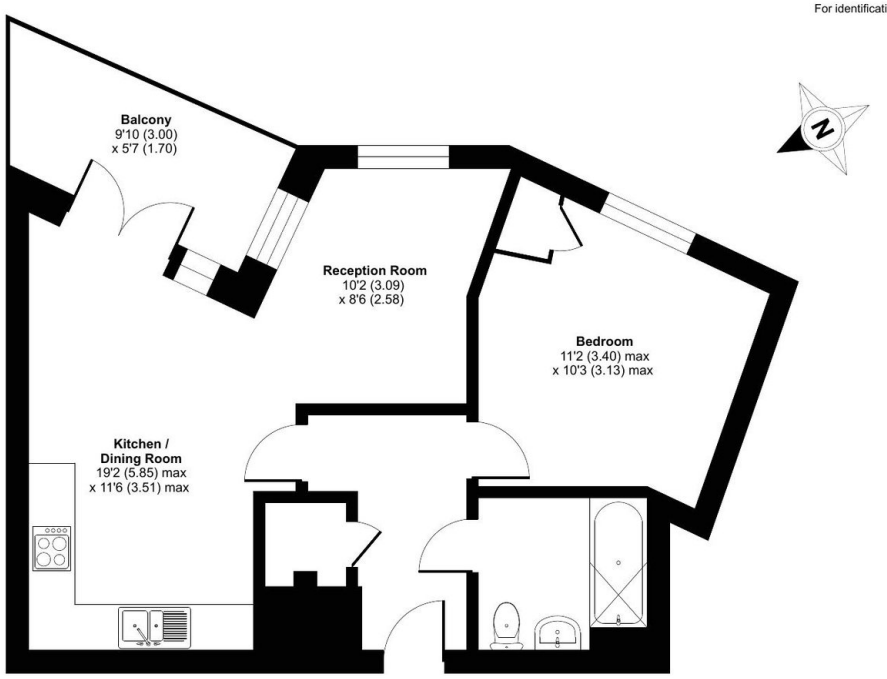
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- Please quote property ref PS18181 to speak to the agent
- Top-Floor Privacy & Views: Enjoy a peaceful top-floor setting with a private balcony offering stunning, far-reaching views.
- Modern Kitchen & Bathroom: Fitted with stylish integrated kitchen appliances, quality worktops, and a contemporary bathroom suite
- Long Lease: Approximately 118 years remaining on the lease
- Chain-Free Purchase: Offered with no onward chain for a smooth and swift moving process.
- Bright Open-Plan Living: A spacious lounge and dining area filled with natural light, perfect for relaxing or entertaining.
- Allocated Parking & Bike Storage: Includes the major convenience of a dedicated parking space and secure bike storage.
- Excellent Transport Links: Well-connected via Mitcham and Wallington train stations, local tram services to Croydon and Wimbledon, and nearby major road links including the A237.

**Peony Drive, Mitcham Junction, Mitcham, CR4**

Approximate Area = 533 sq ft / 49.5 sq m

For identification only - Not to scale




THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for eXp Agent. (Pietro Scano.) REF: 1538731

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Offered to the market with **no onward chain** and approximately **118 years remaining on the lease**, this beautifully presented one-bedroom top-floor purpose-built apartment at Montbretia House, Peony Drive, CR4 represents an ideal opportunity for first-time buyers and investors alike. Featuring a bright and spacious lounge/dining area opening onto a private balcony with far-reaching views, a stylish modern fitted kitchen, a large double bedroom, a contemporary bathroom suite, and an allocated parking space, this immaculate home combines modern comfort with exceptional convenience. **Please quote property ref PS18181 to speak to the agent**