

FOR SALE



Regis Court, Mitchem, CR4

GUIDE PRICE £180,000 Leasehold

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Property Description

A bright and spacious studio apartment with a cleverly defined sleeping area, set on the quiet and sought-after residential Longfield Drive. This well-proportioned property offers a generous reception room with an alcove providing a separate bedroom and wardrobe space, a separate fitted kitchen, modern bathroom and an allocated parking space.

Perfectly positioned on the borders of Colliers Wood and Mitcham, the property enjoys excellent transport links and a wide range of local amenities. Residents benefit from easy access to the open green spaces of Lavender Park, well-regarded local schools, and the vibrant Tandem Centre, just a short walk away, offering popular retailers such as Boots, Next, TK Maxx, and New Look, along with a variety of restaurants and cafés.

Colliers Wood Underground Station (Northern Line) is also within close walking distance, providing swift access into Central London.

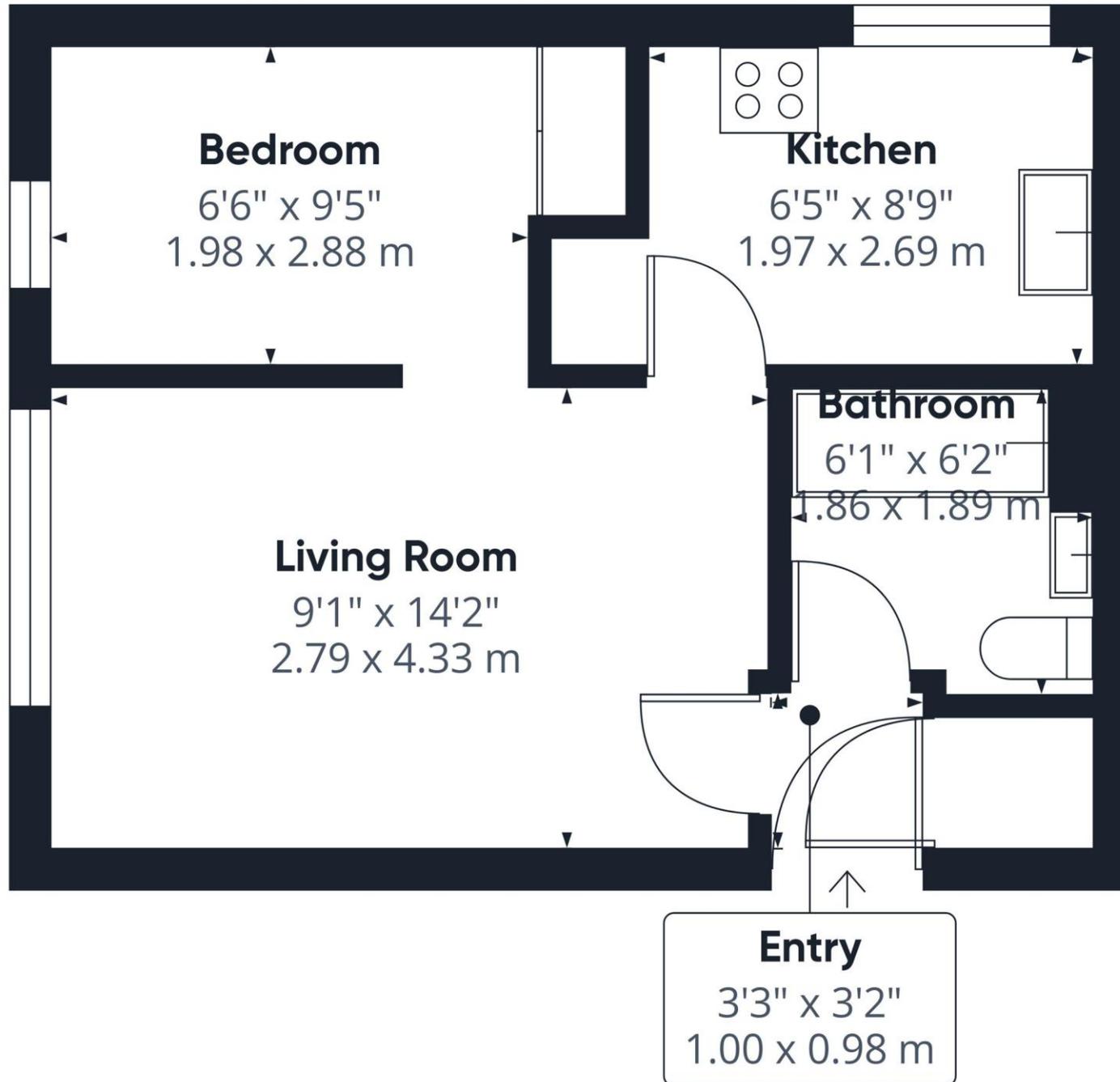


Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	





Approximate total area⁽¹⁾

315 ft²
29.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 91 years remaining

Service Charge – £960

Ground Rent – £90

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage

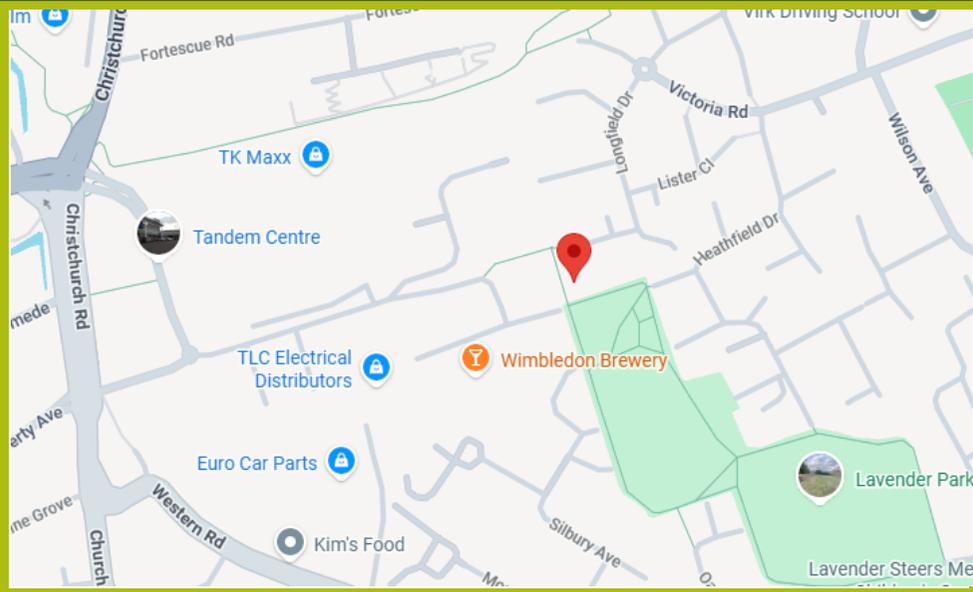


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Very Low



Proposed Development in Immediate Locality?
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

