

Heathfield Drive, Mitcham, CR4

GUIDE PRICE £275,000 Leasehold

2

1

samuel estates
YOUR PROPERTY · OUR BUSINESS

Property Description

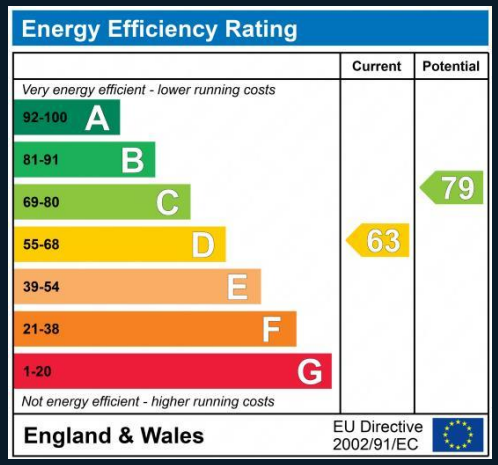
Situated in a fantastic location, this well-presented two bedroom flat offers a superb opportunity for buyers seeking comfort and convenience.

The property boasts two double bedrooms, a modern kitchen, thoughtfully designed with contemporary fittings and ample storage, making it ideal for both everyday living and entertaining guests. The bright reception room is generously proportioned, allowing for a versatile layout and plenty of natural light, which enhances the sense of space and creates a welcoming atmosphere. The flat benefits from an allocated parking space ensuring ease of access for residents and visitors alike.

Situated in close proximity to an array of amenities and excellent transportation links, with Colliers Wood Underground Station within walking distance and various bus routes. Whether you are a first-time buyer, a downsizer, or an investor looking for a property with strong rental potential, this flat represents a compelling choice.







Disclaimer

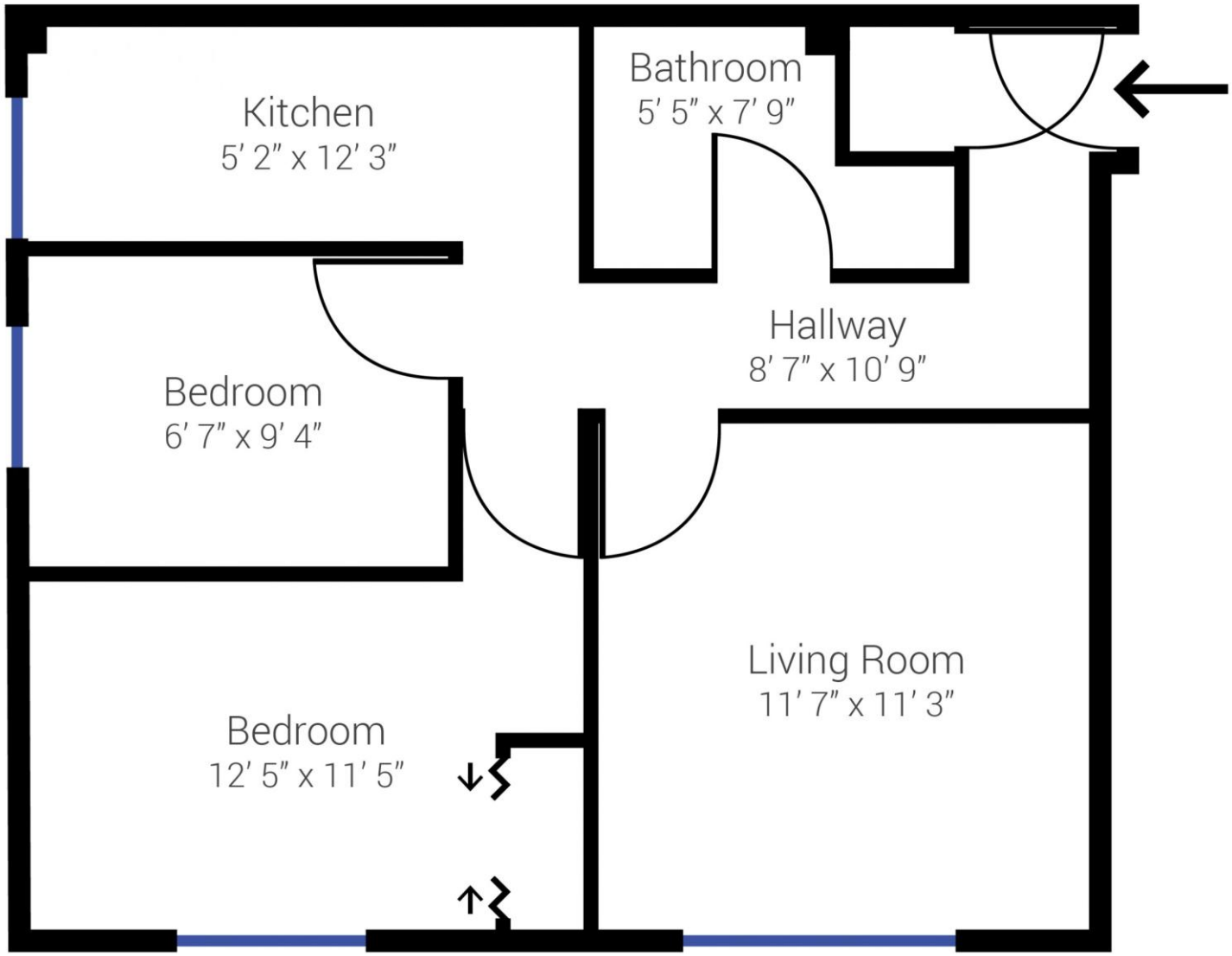
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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.











Address: Heathfield Drive CR4
Approximate gross internal area: 474.6 ft² / 44.1 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360

Material Information

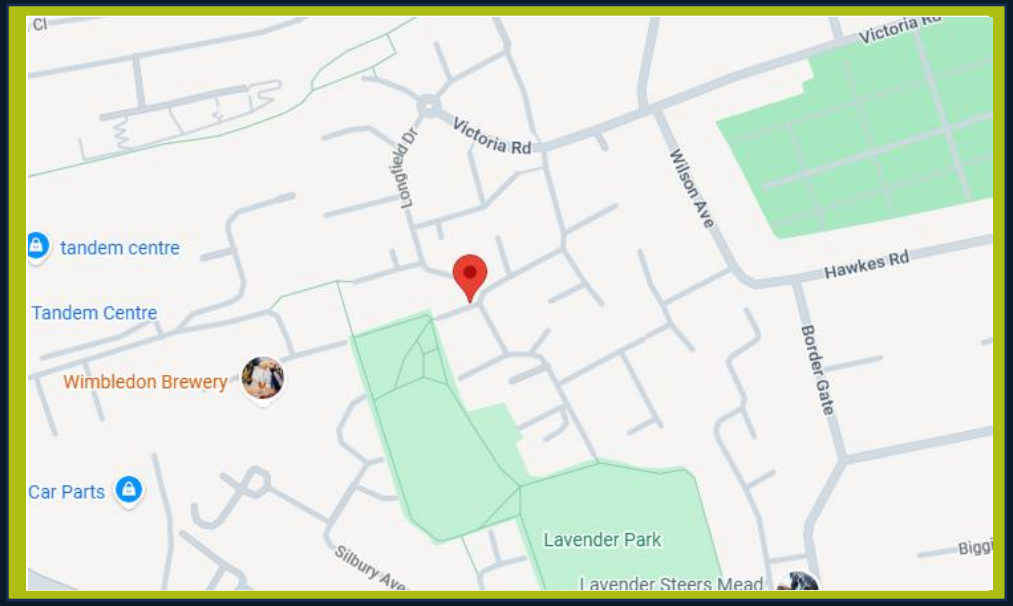
Tenure – Leasehold

Length Of Lease – 154 years remaining

Service Charge – £141.50

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)

Construction Type
Brick

Parking
Allocated Parking

External Wall Survey
N/A

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Electric

Broadband
Standard/ Superfast

Mobile Signal
Good Coverage

Flood Risk
Has the property been flooded in the past five years: **NO**
Risk Level: 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

samuelestates.com