



Flat 12 Green Side View, Mitcham/Hackbridge, CR4 4FQ | **Guide Price £300,000 - £315,000**

Ideal for first-time buyers, this modern ground-floor two-bedroom flat, built approximately six years ago, offers stylish interiors, excellent transport connections, and everyday convenience. With integrated appliances throughout, on-road parking, and secure bike storage, the property is ready to move straight into.



ENTRANCE HALL

KITCHEN/RECEPTION ROOM 24' 11" x 24' 11"
(7.59m x 7.59m)

BEDROOM 1 16' 6" x 8' 9" (5.03m x 2.67m)

BEDROOM 2 13' 8" x 5' 5" (4.17m x 1.65m)

BATHROOM

LONG LEASE 119 YEARS

PRIVATE MODERN/NEW DEVELOPMENT

SECURE BIKE STORAGE

GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Paul Graham. REF: 1405948



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. **PLEASE NOTE:** All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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