

Flat 30, Baron Court
London Road,
Mitcham, Surrey, CR4
4ES



NO CHAIN

A fantastic opportunity to acquire this well-presented two double bedroom split-level leasehold flat in the popular Baron Court development on London Road, Mitcham. Offered with no onward chain, this home is ideal for first-time buyers, investors, or those seeking excellent transport links into Central London. The property benefits from lift access and enjoys direct access onto London Road Park, providing lovely outdoor space right on your doorstep.

The accommodation features a spacious living room with a Juliet balcony, filling the space with natural light, and a fitted kitchen complete with integrated appliances — perfect for everyday living and entertaining. There are two generous double bedrooms and a well-appointed bathroom. Additional benefits include one residents' parking permit, a lease with 85 years remaining, and a reasonable service charge of £571.23 every six months.

Situated in a convenient and well-connected area of Mitcham, you're just moments from local shops, parks, cafes and transport options. A great blend of space, convenience and value.

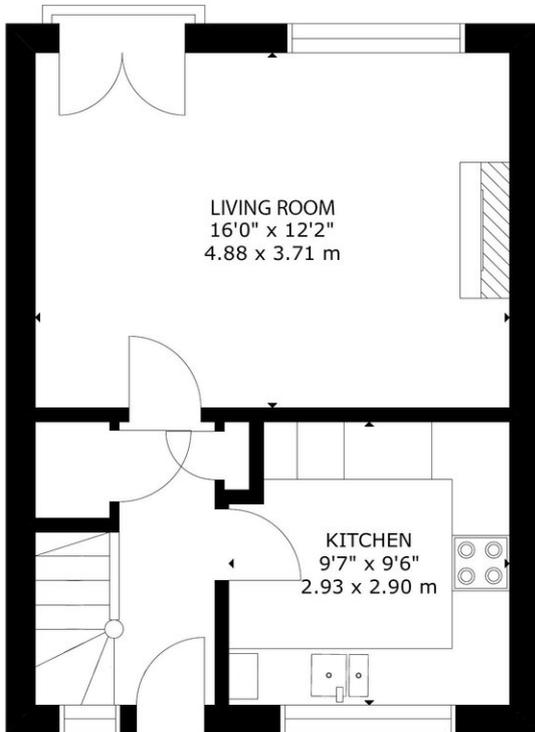
Mitcham Junction Rail & Tram Station – approx 0.5 miles (train & Tramlink services)

Mitcham Eastfields Station – approx 0.8 miles (National Rail).

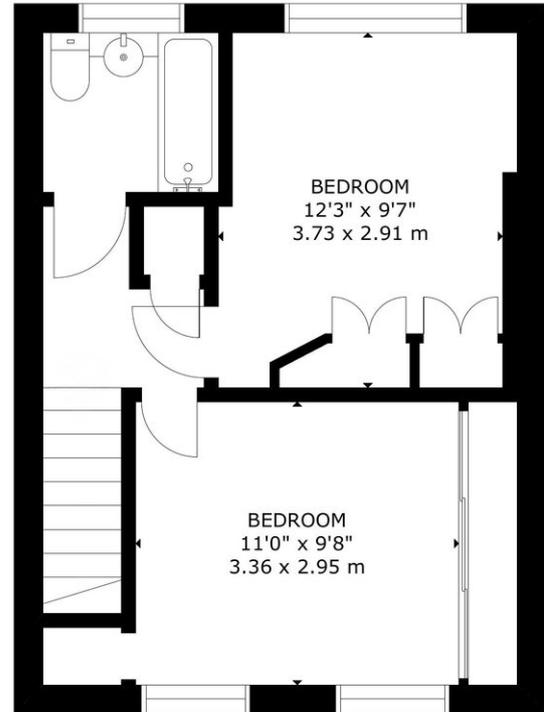
Floorplan



BARON COURT CR4
GROSS INTERNAL AREA
APPROX TOTAL: 67.2.sq.m - 723.sq.ft



FOURTH FLOOR



FIFTH FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq footage & sq metres are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan ©16122025. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelondon.co.uk email: mark@steelondon.co.uk

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			

Features

- Asking Price: £245,000
- Two double bedrooms — split-level layout
- Juliet balcony
- Fitted kitchen with integrated appliances
- Direct access to London Road Park
- One residents' parking permit

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