

Lammas Avenue, Mitcham, CR4

£1,650.00 PCM

2

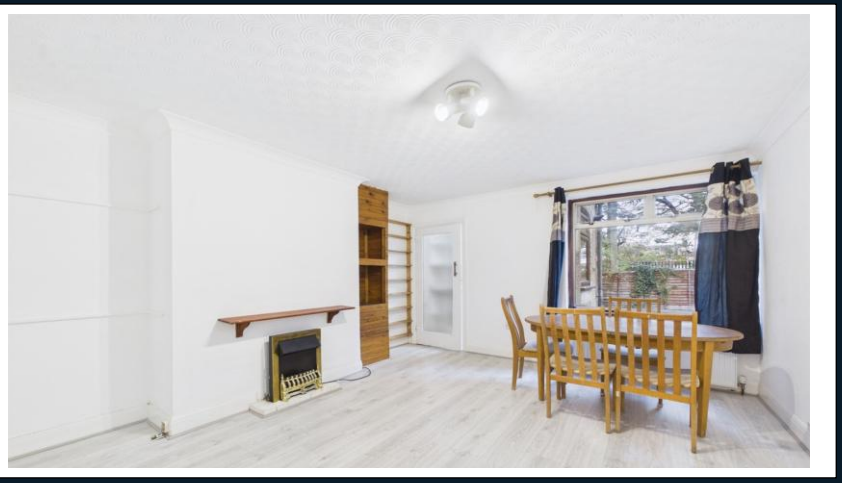
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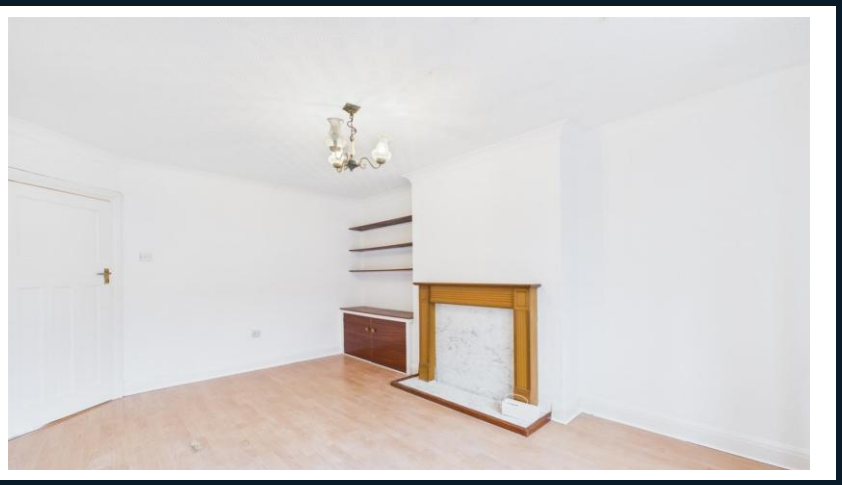
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Property Description

A spacious two double bedroom, two reception property. Located on a popular residential road near Mitcham town centre. The property comprises of a large living room, a separate dining room, a separate kitchen, two double bedrooms and a three piece bathroom with a shower over bath. The property also benefits from a private garden and off-street parking

Walking distance to Mitcham East fields, easy access to Mitcham town Centre & provides good transport links in to London & Croydon. The vast open spaces of both Figges Marsh and Mitcham Common are within close proximity.







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.

Material Information

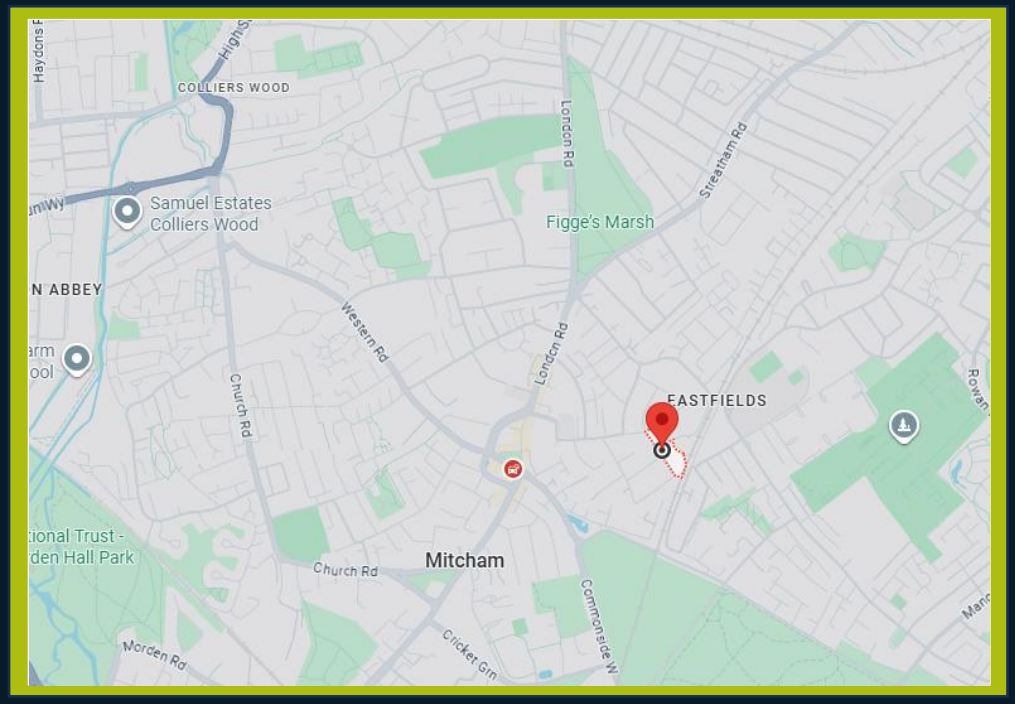
Date Available – 21/11/2026

Holding deposit amount – £380.00

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Maisonette

Construction Type
Brick

Parking
Off-street

Listed Building Status
None

Water Supply
Thames Water

Electricity Supply
Mains

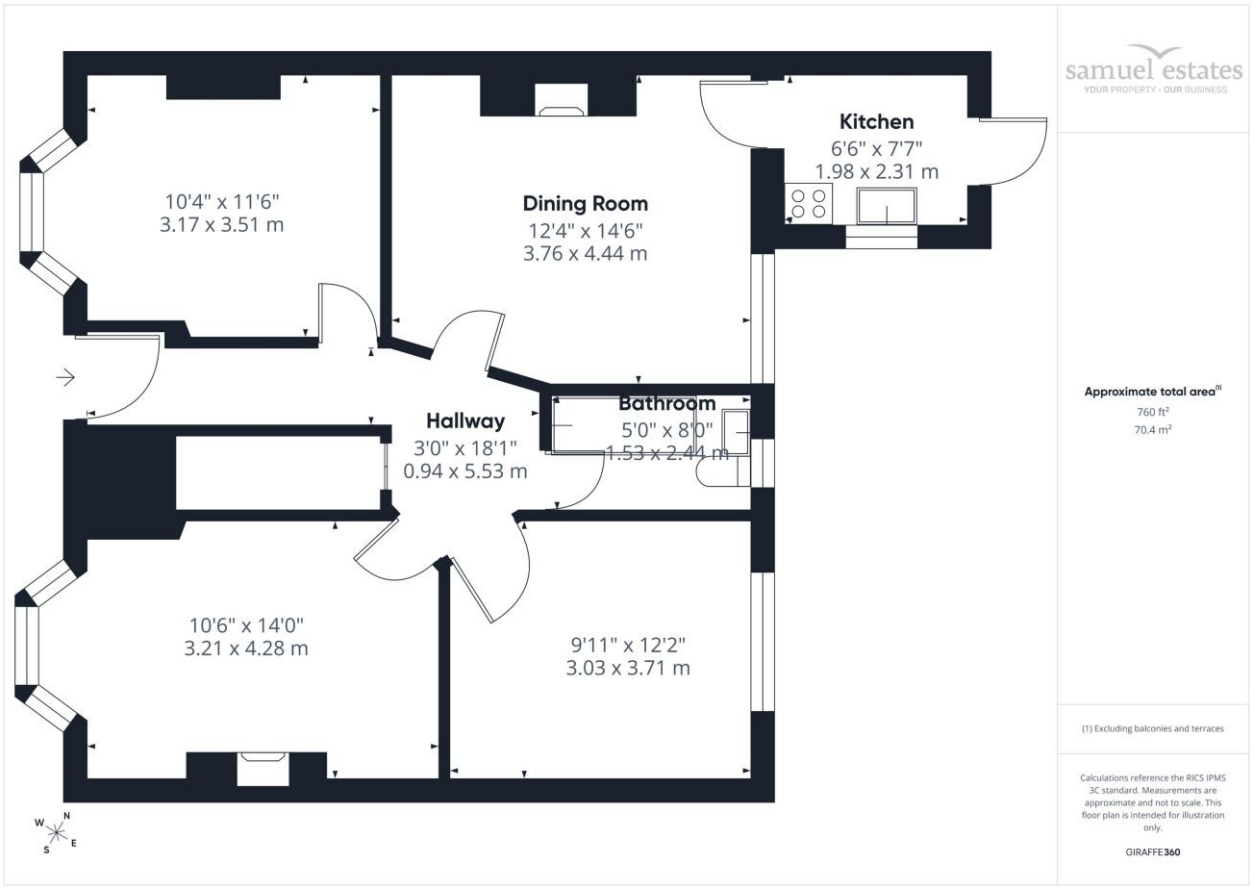
Heating
Gas Mains

Broadband
Cable

Mobile Signal
Good Coverage

Flood Risk
Has the property been flooded in the past five years: **NO**
Level of Risk: None

Proposed Development in Immediate Locality?
None



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Approximate total area(1)
760 ft²
70.4 m²

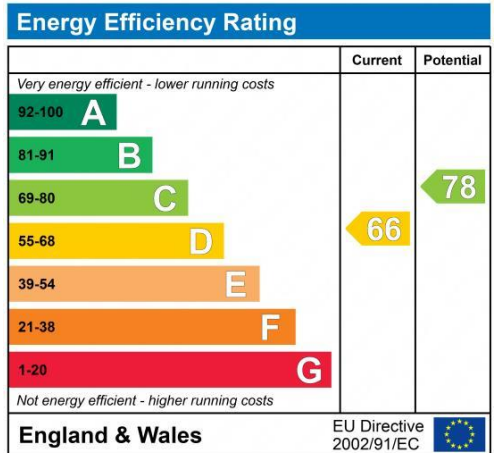
(1) Excluding balconies and terraces

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

GIRAFFE360







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