



## FLAT 7, 18, HERON COURT WILKINS CLOSE MITCHAM, CR4 3SA

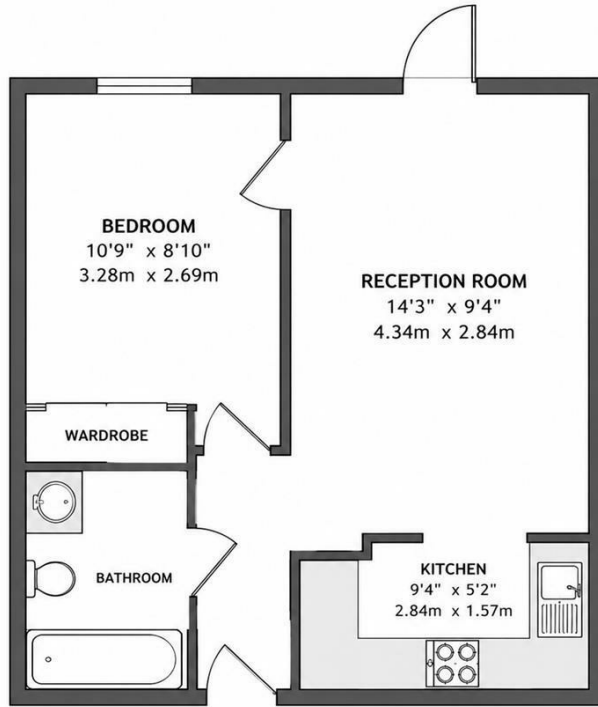
**£235,000**  
LEASEHOLD

We are pleased to offer to the market this ideal FTB or Investment opportunity. The property is situated 1.1km from Colliers Wood Underground with local transport and shopping facilities readily available. Comprising a double bedroom flooded with natural light, spacious lounge leading directly out to the communal gardens, kitchen and bathroom. The property has also been recently decorated and is ready to move in and comes with allocated parking.

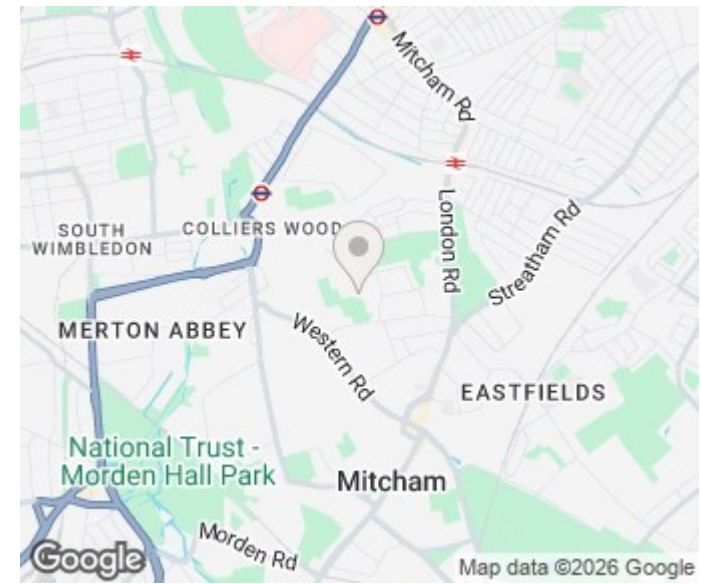


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## COMMUNAL GARDEN



All measurements are approximate and for illustrative purposes only.  
Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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