

Truuli



South Lodge Avenue, Mitcham, Surrey, CR4 1LU

£300,000 Leasehold

- Three bedroom Maisonette
- Split level property
- Separate kitchen
- Close proximity to bus stops and local amenities
- Separate dining and reception rooms
- Close to "good" rated ofsted schools
- Close to green open spaces

Southbridge Place, Croydon, Surrey, CR0 4HA

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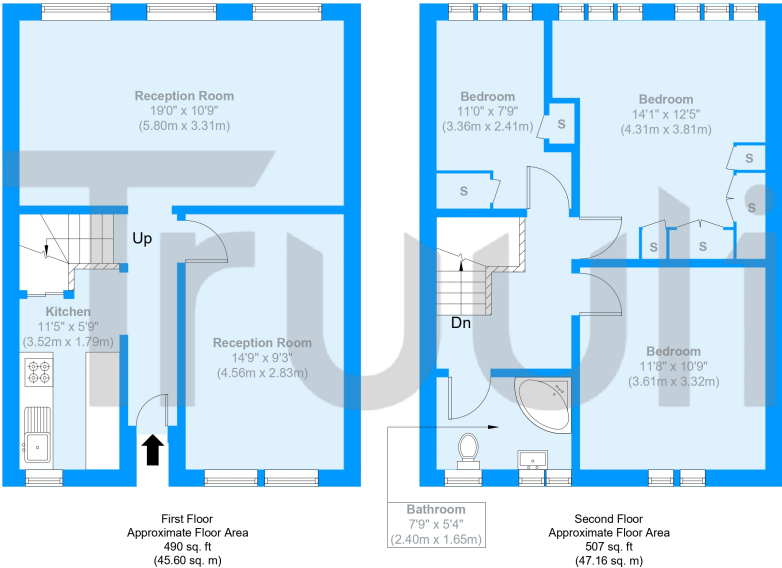
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Situated on the vibrant South Lodge Avenue, this well-maintained three-bedroom split-level maisonette offers generous living space across two floors. The property features a generous reception room, a good-sized dining room, a separate fitted kitchen, three sizable bedrooms and a modern family bathroom.

Some local highlights include great Transport Links giving convenient access to multiple transport options, including Mitcham Eastfields, Norbury, and Streatham Common stations, providing superb direct routes to Central London. The local bus routes of the 152, 60, 463, 255, 45 also give you additional access to Croydon, Streatham, Colliers Wood, Purley, Wimbledon and Raynes Park.

South Lodge Avenue



Approximate Gross Internal Area = 92.76 sq m / 998 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	73	76
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

