



## Mitcham Park, Mitcham, Surrey, CR4 4EJ

£270,000 Share of Freehold

- Convenient commuting options including the tram to Victoria and Waterloo, plus easy bus access to Tooting and the Northern Line
- Redecorated two years ago to a high standard
- Bright and spacious living areas with a separate kitchen and ample
- storage throughout
- Benefits from private parking, adding extra convenience
- Situated on a quiet, set-back street, offering a peaceful setting while remaining close to local amenities
- Low annual management fee and no ground rent

Southbridge Place, Croydon, Surrey, CR0 4HA

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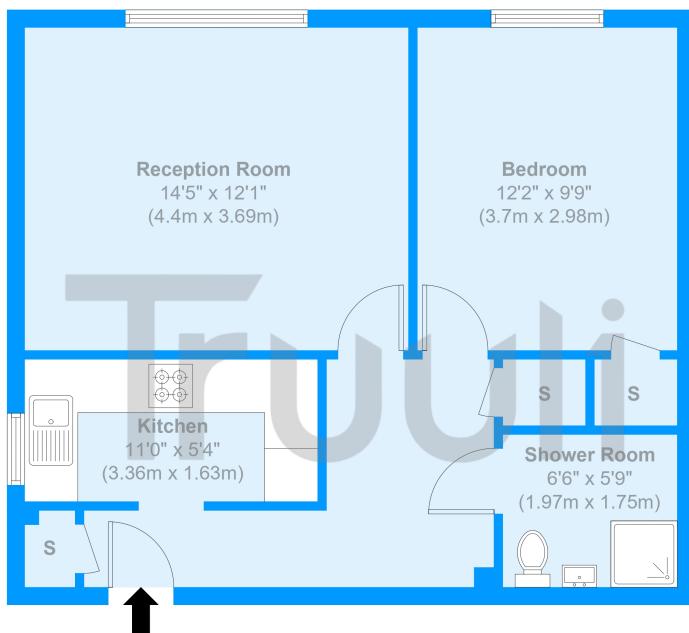
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\*\*\*Vendor's comments\*\*\* "I moved to Mitcham eight years ago, drawn by the charm of the conservation area, the beautiful green space at Morden Hall Park and the excellent transport links. The tram makes it easy to reach Victoria and Waterloo, while a short bus ride to Tooting provides quick access to the Northern Line, making commuting incredibly convenient."

The building also has a lovely community atmosphere. The neighbours in this seven-flat block are friendly, considerate and genuinely make the place feel warm and welcoming."

Mitcham Park



Second Floor  
Approximate Floor Area  
506 sq. ft  
(47 sq. m)

Approximate Gross Internal Area = 47 sq m / 506 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+)	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

