

## Fairfield Close Mitcham, CR4 3RE

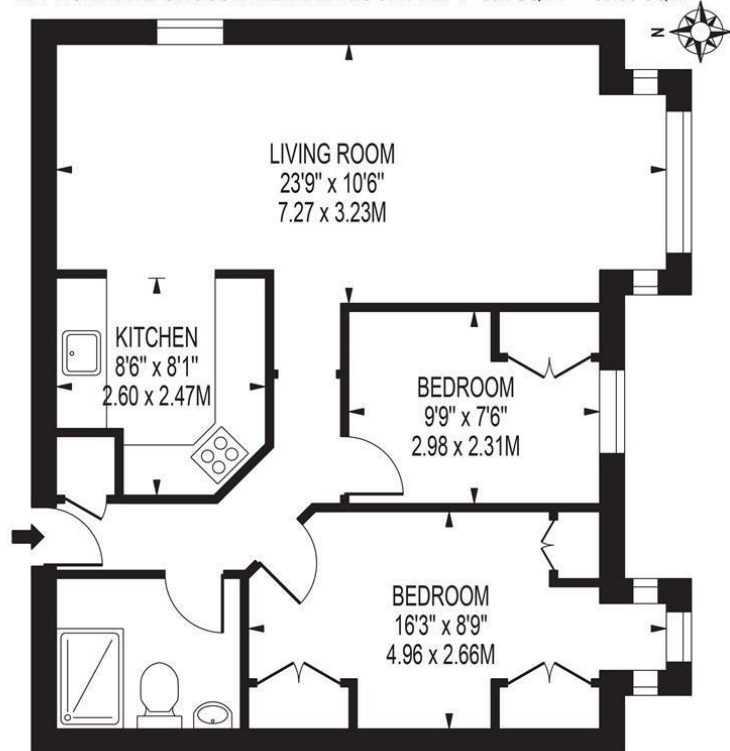
**£1,800 Per Month**



**\*\*AVAILABLE 12th JUNE 2025\*\*** Ellisons are pleased to be marketing this two double bedroom top floor flat, located on the borders of Colliers Wood and just a short walk away from Colliers Wood Underground Station (Northern Line), Tandem Centre and good local amenities. The property benefits from an abundance of natural light and also has great storage throughout. Other benefits include residents parking, communal gardens and great transport links into both Mitcham and Colliers Wood. Furnished.

## FAIRFIELD CLOSE, MITCHAM

APPROXIMATE GROSS INTERNAL FLOOR AREA: 602 SQ FT - 55.93 SQ M

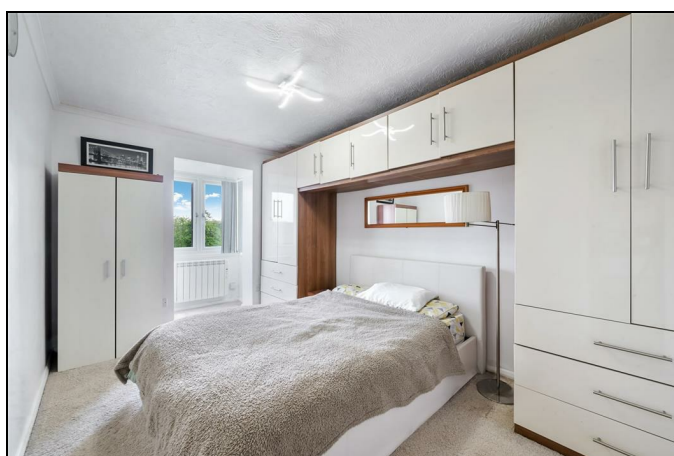
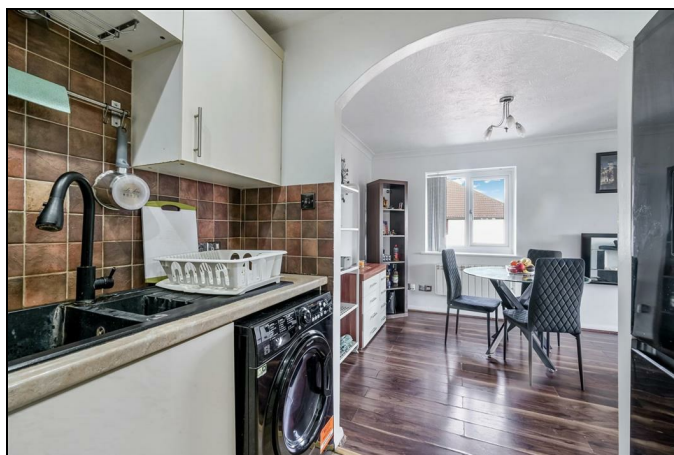


### SECOND FLOOR

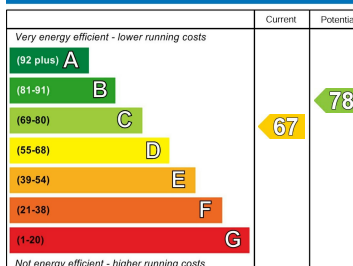
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Bedrooms
- Top Floor
- Parking
- Furnished
- Available 12th June 2025
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C



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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

