

**Church Road  
Mitcham, CR4 3BF**

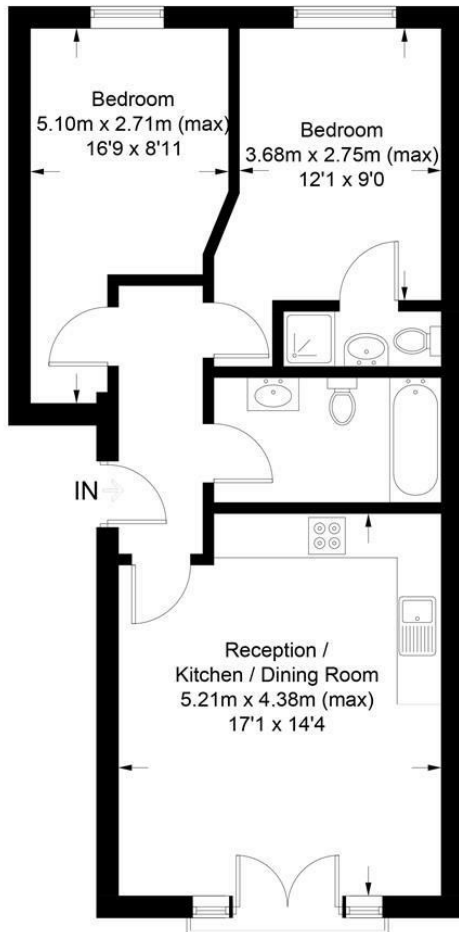
**£299,950 Leasehold**



**SUPERB TWO DOUBLE BEDROOM** purpose built apartment with **ALLOCATED PARKING**. Master bedroom with **EN-SUITE BATHROOM**, spacious open plan lounge/diner and fantastic modern contemporary feel throughout. **LONG LEASE**. With Colliers Wood Northern line being close by as well as the Tramlink taking you to all of the amenities of Wimbledon town centre. A great purchase for first time buyers or rental investors.

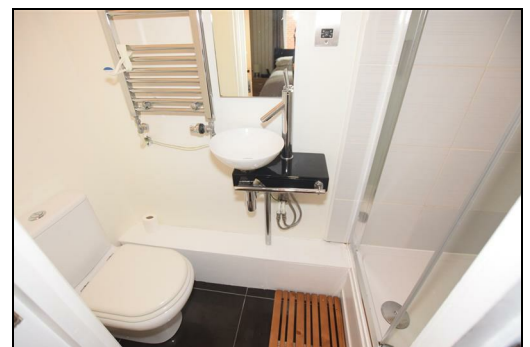
## Chuch Road, CR4

Approximate Gross Internal Area = 58.4 sq m / 629 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Double Bedrooms
- Master Bedroom with En-suite
- Spacious Lounge/Diner
- Allocated Parking
- EPC Rating C
- Long Lease



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

Energy Efficiency Rating: Current 81, Potential 82  
 Environmental Impact (CO<sub>2</sub>) Rating: Current 85, Potential 86

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

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