

## Lowry Crescent Mitcham, CR4 3QU

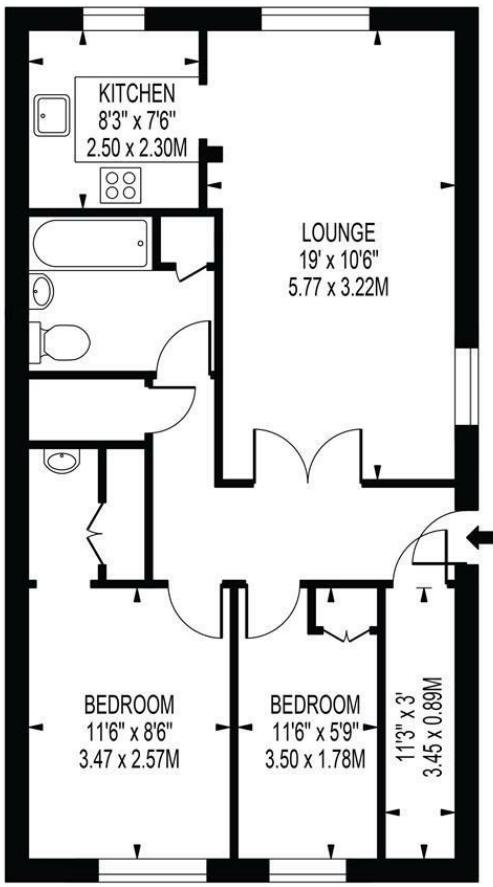
**Offers In Excess Of £325,000 Leasehold - Share of Freehold**



**A two double bedroom ground floor maisonette with private garden, share of freehold, off street parking for two cars and no onward chain. Located within a nice private development close to Tube Station and Supermarket and comprising of a spacious lounge / diner, fitted kitchen, great sized master bedroom with dressing area and sink, nice size second bedroom and the modern fitted bathroom.**

## LOWRY CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 633 SQ FT - 58.85 SQ M



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.

- Ground Floor Maisonette
- Two Double Bedrooms
- Share Of Freehold
- Private Garden
- Parking For Two Vehicles
- Quiet Location
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 1988



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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