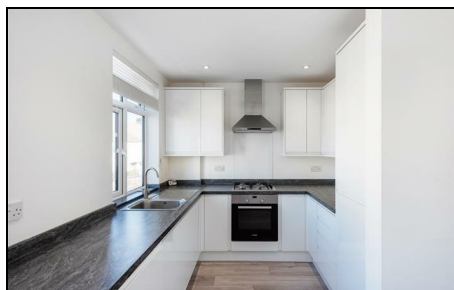


**Lewis Road
Mitcham, CR4 3DE**

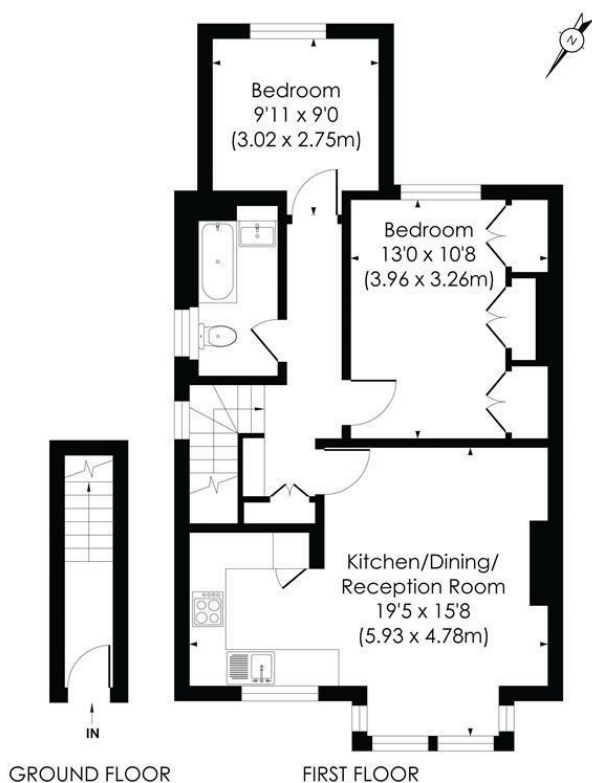
£350,000 Leasehold - Share of Freehold



A bright, spacious and beautifully presented two double bedroom first floor maisonette, located on a quiet sought after road on the borders of Colliers Wood with no onward chain, share of the freehold and secure off street parking. With two double bedrooms, modern fitted kitchen/lounge with high end appliances, good sized bathroom, storage cupboard and loft space offering more storage or the potential to add another bedroom and bathroom subject to the usual planning permissions. This property would be ideally suited to the first time buyer who wants to move straight into a property with no work required.

LEWIS ROAD, CR4

Approx. Gross Internal Floor Area
647 Sq. ft/60.15 Sq. m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	68	77
EU Directive 2002/91/EC		

- Two Double Bedrooms
- Presented In Great Condition
- Share Of Freehold
- Off Street Parking
- No Onward Chain
- Great Transport Links
- EPC Rating : D
- Merton Council Tax Band : C
- Lease: 250 Years from 2019
- Ground Rent (Per Annum): TBC / Service Charges (Per Annum): TBC

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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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of successful Sales and
Lettings in Merton

