

## Gale Close Mitcham, CR4 3QJ

**£2,500 Per Month**



**\*\*Available 20th July 2026\*\*** A well presented four double bedroom, two bathroom house located close to Local Bus Routes and Tramlink Services from Belgrave Walk into Wimbledon and Croydon, as well as being within an easy commuting distance to the Northern Line Underground Station at Colliers Wood. The property benefits from a private patio garden, roof terrace, off street parking and ample storage space throughout. Located close to Morden Hall National Trust Park, this would be the ideal home for a family looking to rent in the area. Furnished.

**PLEASE NOTE** – Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property will not be suitable for sharers.



- Four Bedrooms
- Private Patio Garden
- Close To Tram
- Off Street Parking
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>74</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 |

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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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