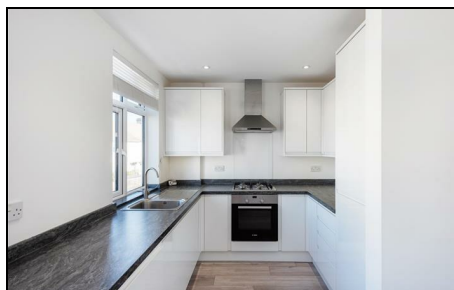


## Lewis Road Mitcham, CR4 3DE

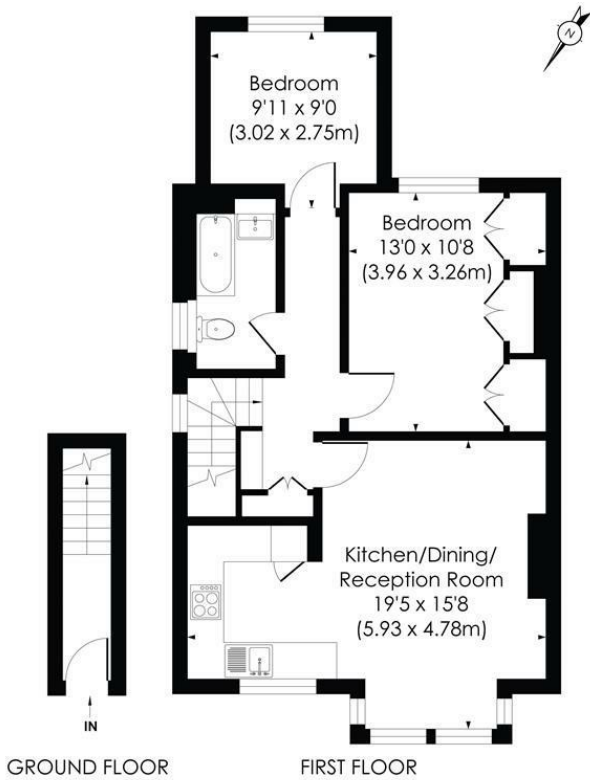
**£350,000 Leasehold - Share of Freehold**



**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



**pixangle**  
PROPERTY MARKETING

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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 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 Remaining (Years): TBC
- Ground Rent (Per Annum): TBC / Service Charges (Per Annum): TBC

**Energy Efficiency Rating**

|  | Current | Potential               |
|--|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |         |                         |
| (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>                                    |         |                         |
| <i>Not energy efficient - higher running costs</i> |         |                         |
|  | 68      | 77                      |
| <b>England &amp; Wales</b>                         |         |                         |
|  |         | 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.

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

