

## Cameron Square Mitcham, CR4 3SH

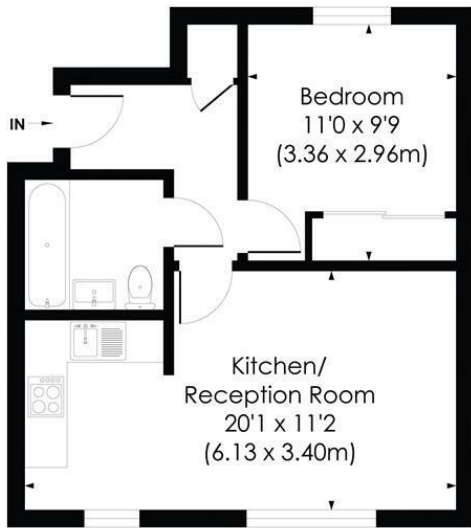
£280,000 Leasehold



A spacious and well presented one double bedroom apartment with no onward chain, located in a quiet development near to Lavender Park and Colliers Wood Tube Station. The property has a double bedroom, spacious living room, modern fitted kitchen and bathroom with shower. The property benefits from allocated off street parking and plenty of storage. Local transport links via Colliers Wood Northern Line station are a short walk away, allowing for an easy commute into the City.

**CAMERON SQUARE, CR4**

Approx. Gross Internal Floor Area  
425 Sq. ft/39.49 Sq. m



GROUND FLOOR



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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.

- One Bedroom
- Close To Transport Links
- Park Land Nearby
- Modern Inside
- Parking
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 122 Years From 25 July 1994
- Ground Rents (Per Annum) : £116.51
- Services Charges and Buildings Insurance (Per Annum) : £1720

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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