

## Wilkins Close Mitcham, CR4 3SA

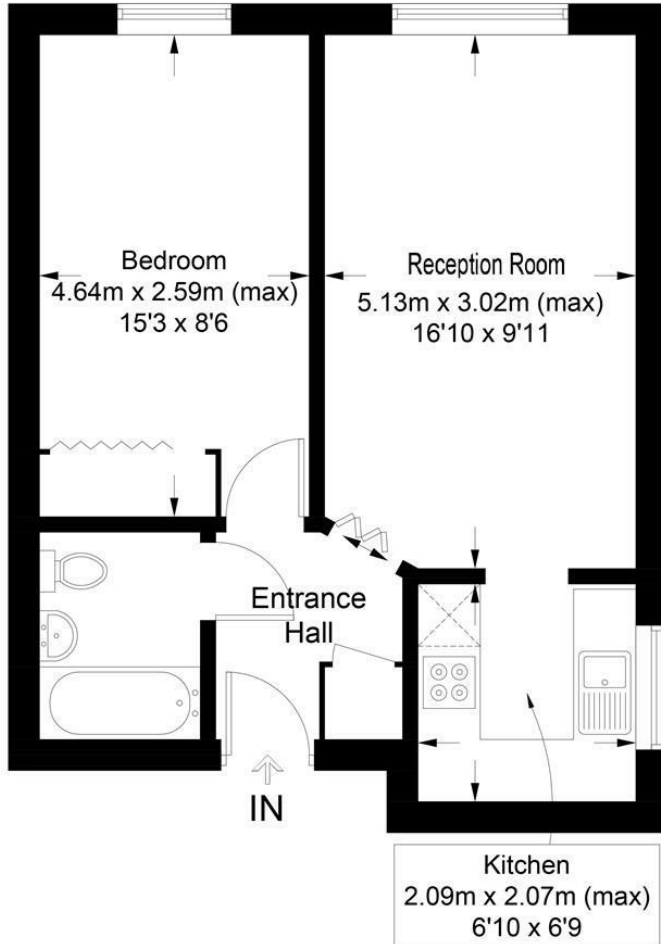
£260,000 Leasehold



**A top floor one double bedroom apartment within a modern purpose built development with views over Lavender Fields is offered to the market with no onward chain. The property is situated in a quiet residential close, a short walk from Colliers Wood Tube station and its many amenities. Comprising of a spacious reception room, modern kitchen, double bedroom with built in wardrobe and modern bathroom suite. Further benefits include a generous size loft space - ideal for storage, views from both the bedroom and the reception room, allocated parking and a long lease.**

## Heron Court, CR4

Approximate Gross Internal Area = 40.5 sq m / 436 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- No Onward Chain
- Top Floor Apartment
- Spacious Reception
- Modern Bathroom
- Long Lease
- Off Street Parking
- Loft Storage
- Views Over Lavender Park
- EPC Rating : D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
66	77		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(38-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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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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