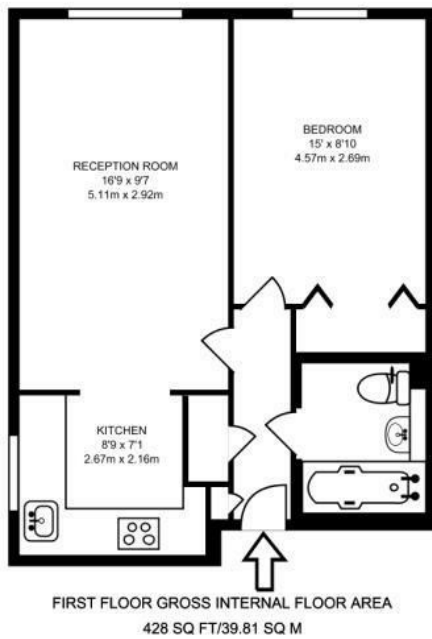


**204 Heathfield Drive  
Mitcham, CR4 3RH**

**£240,000 Leasehold**



**Ellisons are pleased to bring to the market this one bedroom first floor flat, that comes with its own allocated parking space. Located close to Colliers Wood Tube Station, the property has an open plan living area with fitted kitchen and views over Lavender Park, double bedroom with plenty of storage and family bathroom. Ideal purchase for first time buyers looking to get onto the London property ladder. A must view property! Book now to arrange your viewing.**



- One Double Bedroom
- Views Across Lavender Park
- Ideal First Time Purchase
- Allocated Parking
- First Floor
- Sought After Location
- EPC Rating : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518