

**London Road
Mitcham, CR4 4FX**

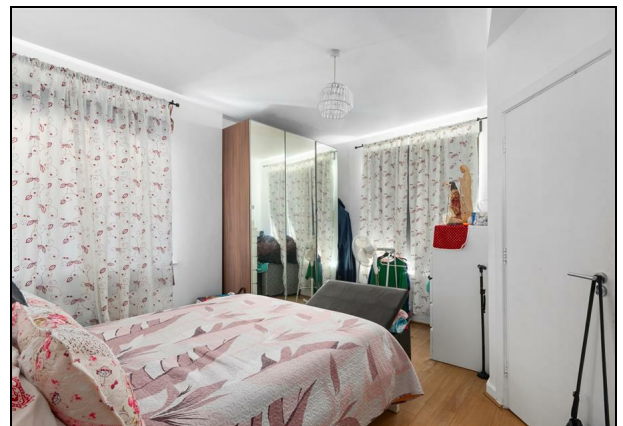
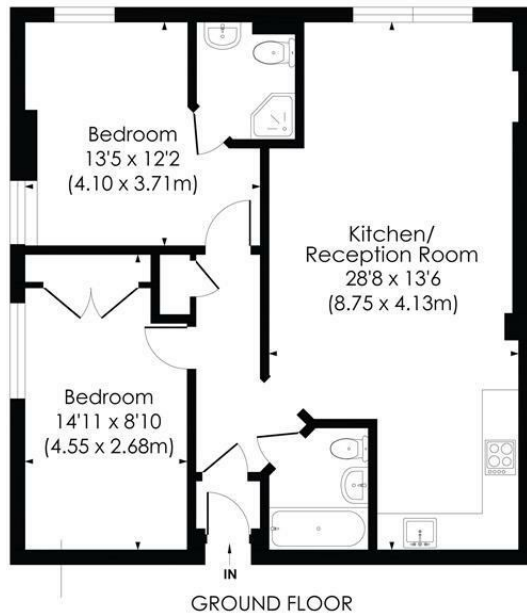
£335,000 Leasehold



A ground floor two double bedroom, two bathroom apartment offered to the market with no onward chain, and set within a picturesque gated development next to the River Wandle and a National Trust Reserve. Located inside the Grove Mill building with its rich history and attractive views, the flat benefits from an allocated parking space, communal gardens and is a short walk to Mitcham Tram Stop with easy access into Wimbledon and Croydon. Comprising an open-plan kitchen/reception, two well appointed double bedrooms (one with en-suite bathroom), and a family bathroom. This is a superb first time purchase or buy to let investment.

GROVE MILL, CR4

Approx. Gross Internal Floor Area
776 Sq. ft/72.09 Sq. m



pixangle
PROPERTY MARKETING

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.

- Ground Floor Apartment
- Set Within a Gated Development
- Two Bedrooms & Two Bathrooms
- Allocated Parking Space
- Open Plan Kitchen/Diner
- No Onward Chain
- Leasehold - 104 Years Remaining
- Annual Service Charges - £1134.01, Annual Ground Rent - £250
- EPC Rating - D
- Merton Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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