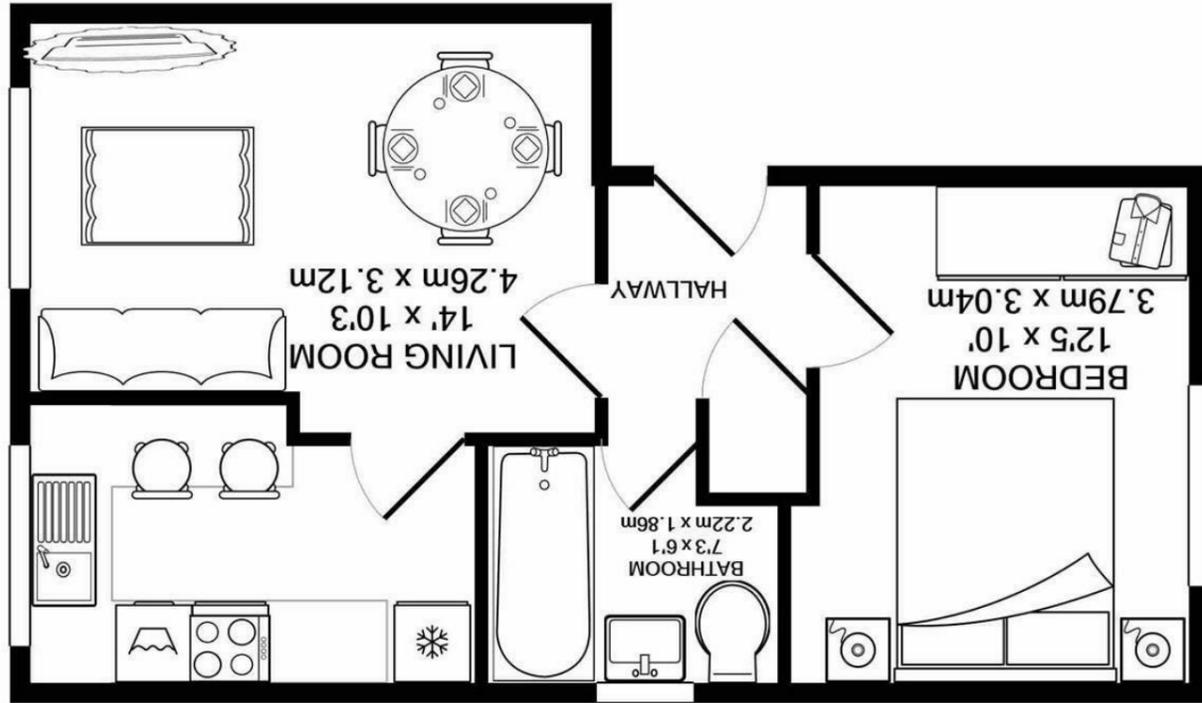


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 SQ.M.)**



**SILVERMAN**  
**BLACK**  
 PROPERTY SPECIALISTS





## 208 Mullards Close

Mitcham, CR4 4FF

**£950 Per Calendar Month**

Superbly presented flat on tranquil tree-lined development by the River Wandle. Countryside nearby by way of river and riverside walks, wetlands, common land and parks.

Good railway, bus and tram transport links - 10 Minutes walk to Hackbridge rail station, 15 minutes to Mitcham Junction tram/rail stations - and direct access to 7 Central London stations.

High heat retention heaters with highly customizable 7-day programmer and temperature controls; heaters and hot water on Economy 7 and Normal tariffs; underfloor heating in kitchen and bathroom.  
Recessed spotlight LED lighting, double-glazed throughout

Modern black kitchen appliances, with new oven, hob and cooker hood  
Wooden slatted Venetian window blinds  
Deluxe floor-to-ceiling tiles in kitchen and bathroom, oak laminate flooring in living room, bedroom and hall  
Neutral décor, newly decorated

Secure bicycle storage on-site (to rent)  
For keen golfers, Mitcham Golf Club 18-hole golf course is nearby

Water Rates are included in the rent of £950pcm



- Available Immediately!
- Beautiful Unfurnished Ground Floor One-Bedroom Apartment
- Quiet Riverside Cul-De-Sac, Ample Off/On Road Parking
- Lower Energy Costs from New Heaters and LED Lighting
- Modern Deluxe White Bathroom Suite
- Tastefully Decorated Kitchen with Breakfast Bar
- Travel Zone 4
- Walking Distance to Railway Stations
- £950 pcm with Water Bills Included

