

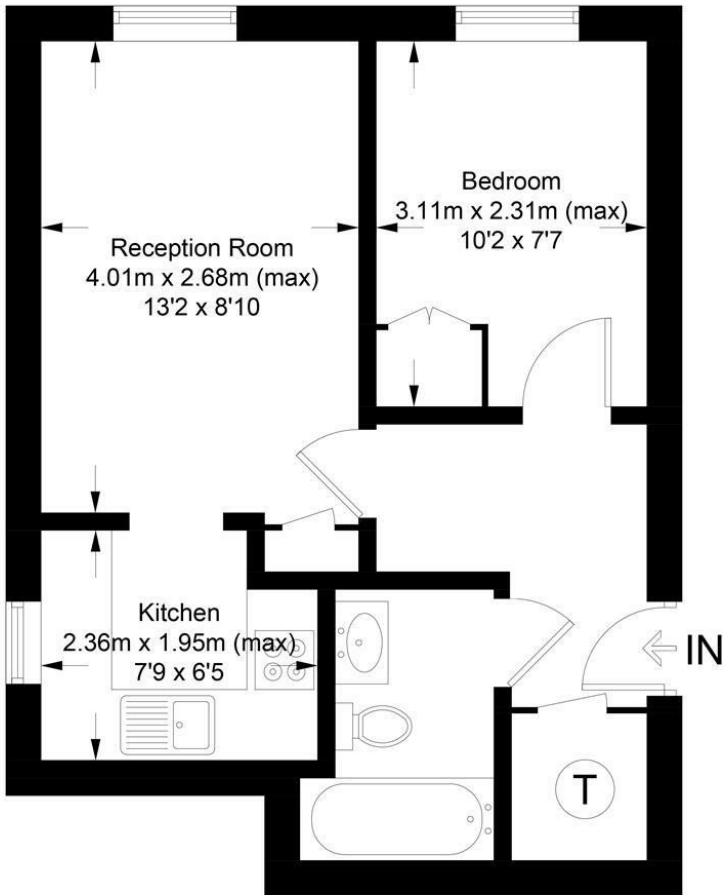
**Heathfield Drive  
Mitcham, CR4 3RH**

**Offers In Excess Of £250,000 Leasehold**

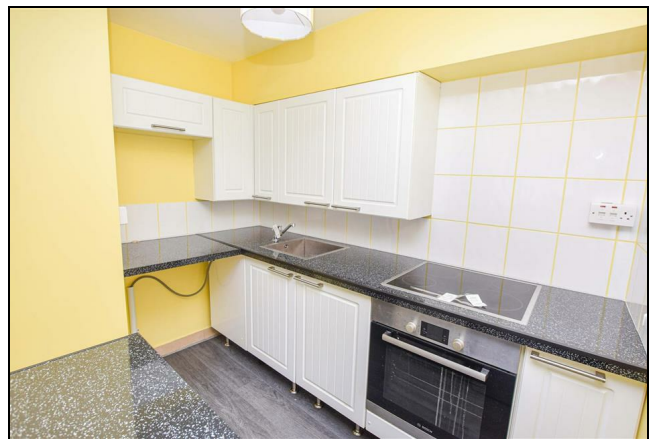


**A spacious and well presented one bedroom purpose built apartment with off street parking, located in a quiet and sought after cul-de-sac next to Lavender Park. The property has a double bedroom with built in wardrobe, spacious living room, fitted kitchen and modern fitted bathroom with shower. Local transport links via Colliers Wood Northern Line station are a short walk away, allowing for an easy commute into the City. A perfect property for the first time buyer or investor.**

Approximate Gross Internal Area = 34 sq m / 366 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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- Long Lease
- No Onward Chain
- Allocated Parking
- Walking Distance To Tube
- Great First Time Purchase
- Amenities Nearby
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 190 Years From 01 January 1990
- Service Charges (Per Annum) : £1665. No Ground Rents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	78
(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	

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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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