



## 2 bed flat to buy in CR4

London Road, Mitcham , London, Surrey,  
CR4 3HA

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Off Street parking

## Property features

- ✓ Open House 11th July 12pm
- ✓ No onward chain
- ✓ Two bedrooms
- ✓ Popular location
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Electric

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

OPEN HOUSE 11th July 12pm

Viewings strictly by appointment only

A Fantastic Opportunity – Two Bedroom Flat on London Road, Mitcham

Situated on London Road, Mitcham, this two-bedroom flat presents an excellent opportunity for investors, first-time buyers, or those looking to create a home tailored to their own tastes. Requiring throughout, the property offers fantastic potential to add value and transform it into a modern and stylish residence. The accommodation comprises an entrance hall, spacious living room, kitchen, two well-proportioned bedrooms, and a family bathroom. With a practical layout and generous living space, the property provides an ideal blank canvas for renovation. Conveniently located, the flat enjoys easy access to a range of local shops, supermarkets, cafés, and everyday amenities, while excellent transport links provide connections into Central London and the surrounding areas. Nearby parks and green spaces also offer plenty of opportunities for outdoor leisure. Whether you're looking for your next investment project or a property to renovate and make your own, this is a fantastic opportunity not to be missed. Early to appreciate the potential on offer.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 964

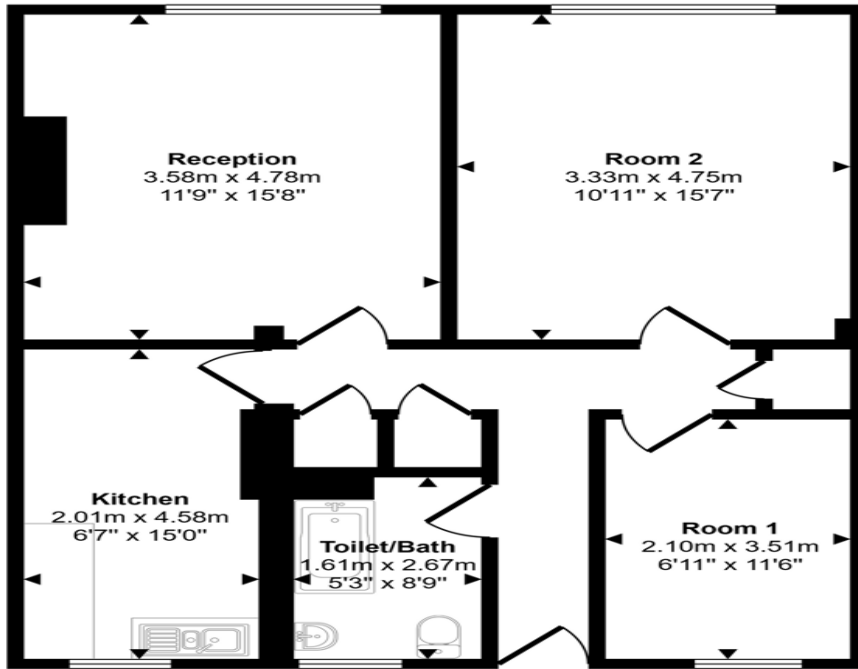
Price: Starting Bid £160,000

Property Type: Flat

Parking: Off Street

Heating: Electric

Approx Gross Internal Area  
67 sq m / 723 sq ft



Floorplan

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		48	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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