

1 bed apartment to buy in CR4

South Lodge Avenue, Mitcham, CR4 1LW

£170,000 Starting Bid

x 1 x 1 x 1

Tenure

Leasehold

On Street parking

Property features

- Service Charge and Ground Rent combined is £450pa
- Flat/Apartment
- Chain Free
- Leasehold: 149 Years 9 Months
- EPC Rating C

Key Information

- Council Tax: Band B
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. This well-presented ground floor one double bedroom garden maisonette is offered to the market in great condition and is being sold with a tenant in situ.

Internally, the home comprises a generously sized and separate living room, perfect for relaxing or entertaining, a modern kitchen with space for all modern appliances including gas hob, electric oven, washing machine and a fridge/freezer and a contemporary bathroom which includes a full-sized bathtub with an overhead shower. The main bedroom is a good-sized double and benefits from built-in wardrobes, with direct access to a private garden — an ideal space for enjoying warmer days or a bit of gardening.

Further benefits of this property include a long lease of 149 years, no onward chain and a ready-made investment from day one!

Situated in a well-connected location, the maisonette benefits from excellent transport links. Local bus routes include the 60 to Streatham or Croydon, the 152 to Mitcham and Mitcham Eastfield's, and the 255, which travels through Norbury and Streatham to Balham station. Nearby train stations include Mitcham Eastfields and Streatham Common, both offering journeys of approximately 20 minutes into London Victoria, and Norbury station, with an estimated 23-minute commute into the city.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

Important note to potential purchasers & tenants:
We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. POTENTIAL TENANTS: All properties are available for a minimum of six months, with the exception of short term accommodation. A security deposit of at least one month's rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions.

Buyers information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of our appointed compliance provider, Simplify, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a charge of £99 including VAT for this (for the transaction not per person), payable direct to Simplify.

Fees

We may you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

GMI260252/2

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 144

Price: Starting Bid £170,000

Property Type: Apartment

Parking: On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

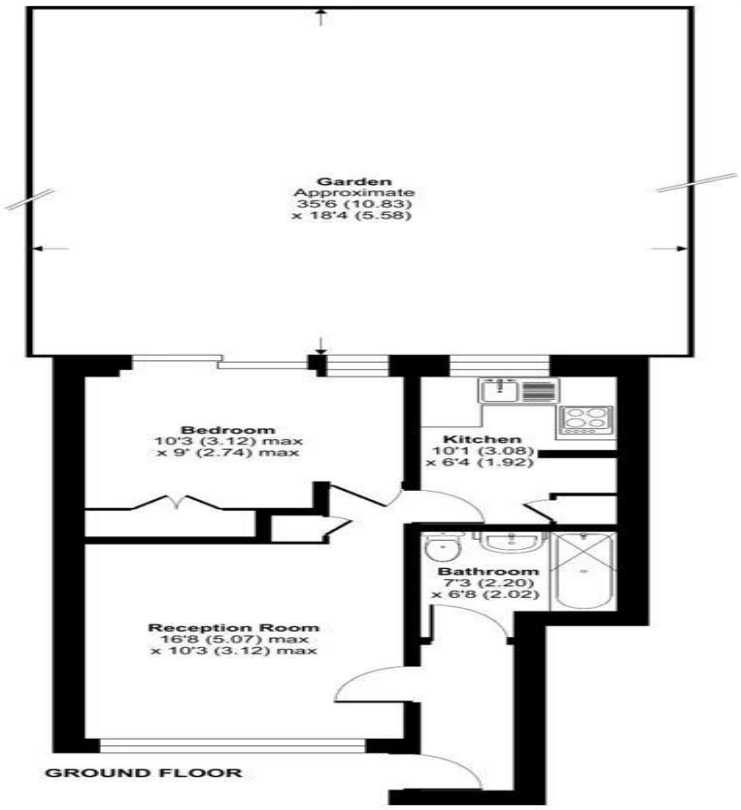
Air conditioning: No

Mobile signal coverage: Good

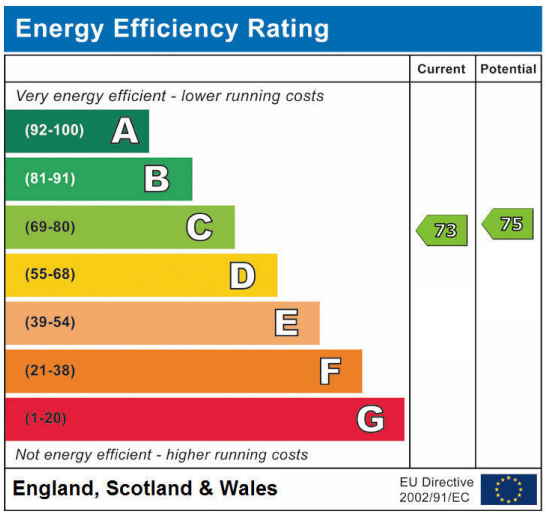
Hillview South Lodge Avenue, Mitcham, CR4

Approximate Area = 407 sq ft / 37.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Goodfellows Estate Agents. REF: 1499220



South Lodge Avenue, Mitcham, CR4 1LW

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

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