

2 bed apartment to buy in CR4

Aventine Avenue, Mitcham, CR4 1GD

£260,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Flat/Apartment
- Two Bedrooms
- Kitchen/Living Room
- Bathroom
- EPC Rating B

Key Information

- Council Tax: Band C
- EPC Rating: B
- Heating supply: Community Scheme
- 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

A beautiful and exceptionally presented two-bedroom apartment set within a modern residential development built in 2013, a stone's throw away from the picturesque Mitcham Commons and Mitcham Eastfields Train Station, which offers excellent transport links into central London in approximately 21 minutes. The property comprises two generous double bedrooms, and a modern family bathroom.

The heart of the home is the spacious open-plan reception area, seamlessly combining living, dining, and a contemporary fitted kitchen fully equipped with integrated appliances, ideal for both entertaining and everyday living. Floor to ceiling glass doors open onto a spacious private balcony. A standout feature is the impressive bay-style floor-to-ceiling window, creating an elegant seating area and true sun trap, flooding the living space with light throughout the day and enhancing the overall sense of openness. This property is presented in good condition throughout and offers a real sense of style, space, and natural light.

Practicality and space are equally well considered, with a spacious walk-in utility room offering excellent storage and dedicated space for laundry and household essentials — a much-valued feature in modern apartments. Further benefits include a utility cupboard in the hallway which houses the washing machine and provides additional storage, a lease with 111 years remaining, private secure parking bay with a dedicated security bollard, along with a spacious secure bike storage unit featuring locked access and a fixed anchor rail for safely securing bicycles or providing additional storage. The property also benefits from a Nest heating system and Hyperoptic broadband connectivity.

Ideally located, Verona House sits just a short 5 -minute walk from Mitcham Eastfields Station. Residents benefit from excellent transport connections, with direct services to London Victoria and London Bridge in approximately 21 minutes, Clapham Junction in 13 minutes, and St Pancras International in around 35 minutes. The property is also within easy reach of schools, local amenities, and the open landscapes of Mitcham Common

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 111

Annual Service Charge Amount: £1,425.00

Price: Starting Bid £260,000

Property Type: Apartment

Parking: Allocated

Year built: 2013

Construction materials: Brick and block

Roofing type: Flat

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: Community Scheme

Electric: National Grid

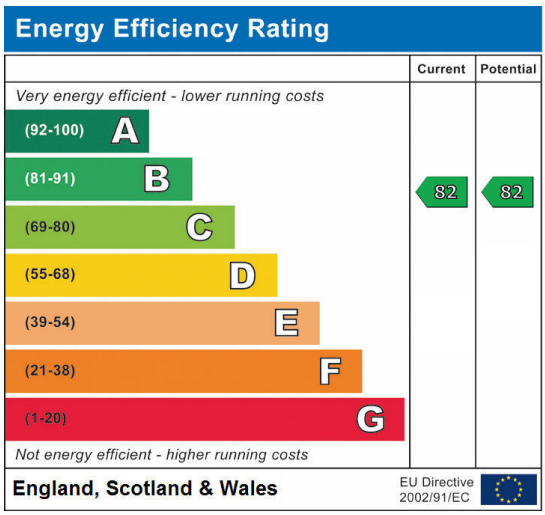
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Aventine Avenue, Mitcham, CR4 1GD

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.