



London Road, CR4

£365,000 *Leasehold*



A charming two-bedroom flat, conveniently located close by Tooting Rail station (0.2 miles away) and other local amenities for sale with no chain.

KEY FEATURES

- Modern Leasehold Flat
- 889 sqft
- Chain Free
- Two Generous Double Bedrooms
- Bathroom & Separate W/C
- Communal Gardens



Tooting

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Winkworth

for every step...



Arranged over 889 sqft., this modern apartment features two generous bedrooms with lots of natural light and excellent storage with built-in cupboards. There is a separate w/c and family bathroom as well as a kitchen, and a spacious open-plan reception and dining area with lovely views of the outside spaces/Figges Marsh. The flat further benefits from brand new flooring, rewired electrics, newly installed radiators, and a half garage available, making for great storage.

The property is within walking distance to both Tooting Broadway and Colliers Wood tube stations, perfect for those needing a reliable commute into central. In addition to the lovely communal gardens of the property, Figges Marsh Park is right on your doorstep, with Tooting Common also only a short walk away, there's no shortage of recreational activities to enjoy in this vibrant locale.





Nestled on the border of London and Surrey, Mitcham offers easy access to the city via Tooting Rail (0.2. miles away), Mitcham Eastfields (0.8 miles away) & Mitcham Junction Rail (2 miles away) stations. The area boasts a diverse range of independent retailers, supermarkets, and esteemed educational institutions such as Gorringe Park Primary School, Links Primary School, and Beecholme Primary School.

MATERIAL INFO

Tenure: Leasehold

Term: 125 years

Service Charge: £1,068 per annum

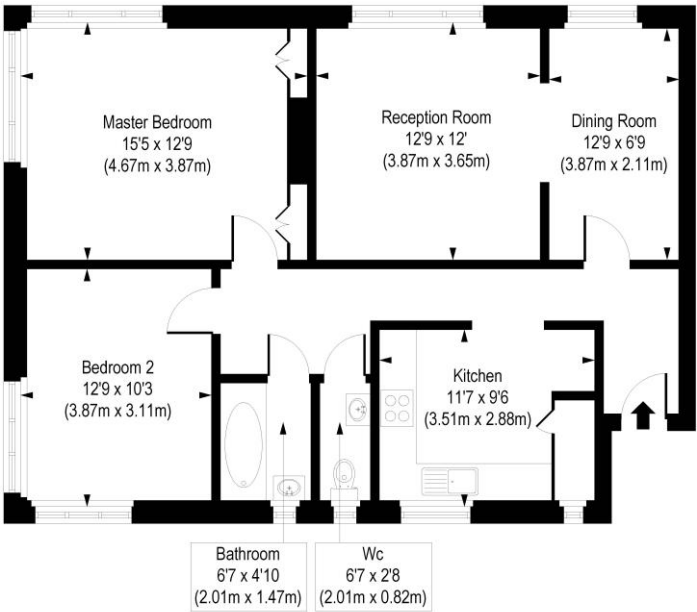
Ground Rent: £10 Annually

Council Tax Band: C

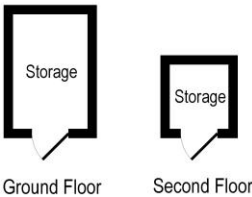
EPC rating: D

Pitcairn Court, London Road, CR4

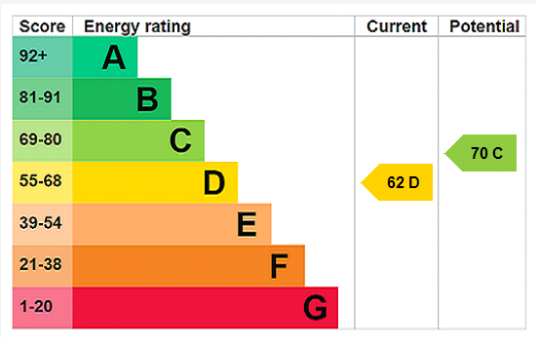
Approx. Gross Internal Floor Area 889 sq. ft / 82.57 sq. m



Second Floor



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.