



PARK AVENUE, CR4
OIEO £300,000 SHARE OF FREEHOLD

A TWO BEDROOM FIRST FLOOR FLAT

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This first-floor flat features two bedrooms, a bathroom, a kitchen, and a reception room. Offering plenty of natural light, it benefits from double-glazed windows and wood laminate flooring throughout. While some cosmetic updating would enhance the property, it presents a fantastic opportunity as a lovely home or investment.

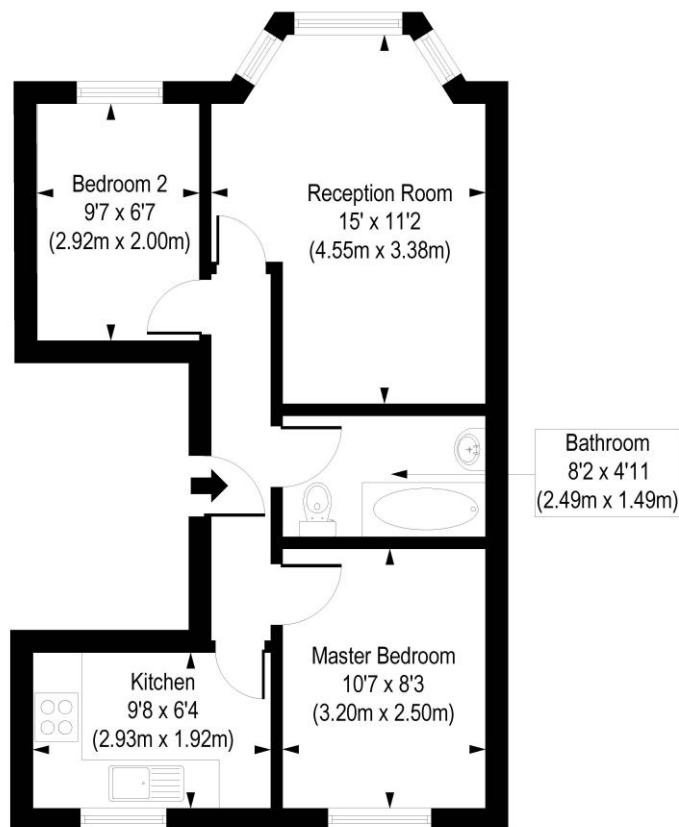
Park Avenue is a desirable residential street located in Mitcham, South London. The area is known for its suburban charm, offering a mix of period and modern properties, making it popular with families and professionals alike. Residents benefit from excellent transport links, with Mitcham Eastfields (0.8 miles) and Tooting railway stations (0.7 miles) nearby, providing easy access to Central London. The neighbourhood is home to a variety of amenities, including local shops, cafés, and restaurants, as well as green spaces like Mitcham Common and Figges Marsh, perfect for outdoor activities. With good schools, leisure facilities, and a strong sense of community, Park Avenue CR4 is an appealing place to call home.

Merton Council Tax Band: B



Park Avenue, CR4

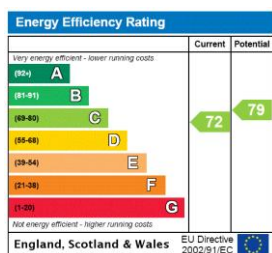
Approx. Gross Internal Floor Area 448 sq. ft / 41.63 sq. m



First 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Share of Freehold

Term: 992 Years from 1st Jan 2018

Service Charge: N/A

Ground Rent: £ N/A

Council Tax Band: B

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.

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