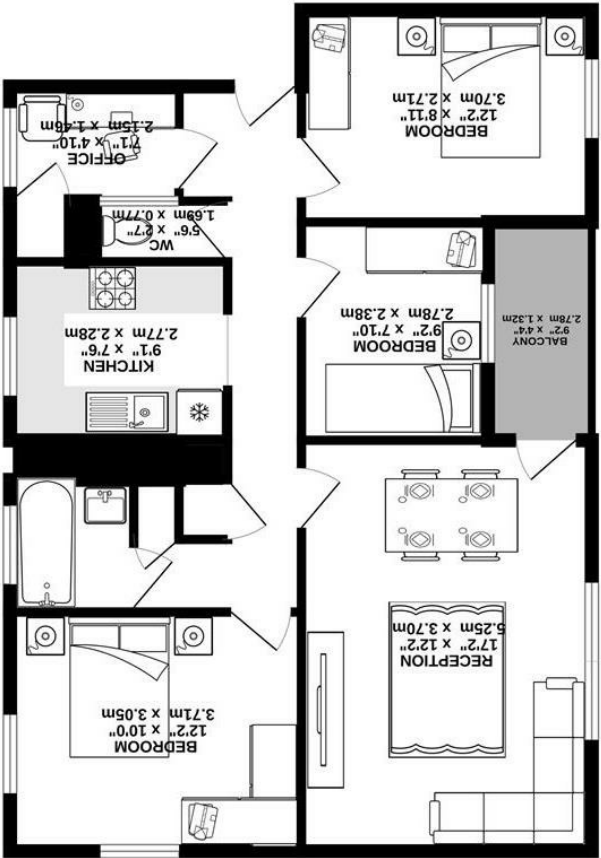


While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.

SILVERMAN
BLACK
PROPERTY SPECIALISTS





63 Mill Green, London Road

Mitcham, CR4 4JG

£1,800

Available Mid May - Unfurnished. Silverman Black is delighted to offer this spacious and well presented three bedroom, first floor apartment located conveniently for rail services into Central London and tram services to East Croydon, Beckenham and Wimbledon. The accommodation comprises a good size entrance hall, a generously sized reception room with access to a private balcony, a self-contained kitchen, three bedrooms and a full bathroom suite. Additionally, the flat has an further room - currently fitted as a home office/study, but which could potentially be used as a fourth bedroom, if required. Refurbished only a couple of years ago, the flat benefits from replacement kitchen and bathroom suites, a new boiler and a new electrical wiring system - so hopefully there will be few issues going forward! Externally, there are well maintained communal grounds, a small children's play area and plenty of parking on Wolsey Road, to the rear of the development. In terms of facilities, there are a number of excellent primary and secondary schools around the Hackbridge area, whilst being part of the London Borough of Sutton, residents will have access to several local Grammar Schools. The shopping facilities at Hackbridge, which includes a Lidl supermarket, and Hackbridge BR station are about 15 minutes walk away (0.7 miles) whilst Mitcham Junction station - which is half a mile away (10 mins walk) - also offers access into Clapham Junction and London Victoria, but in addition, access to the South London Tram Link, which connects Wimbledon to Beckenham, via East Croydon. Viewing of this sizable and flexible apartment is strongly recommended - so call today to book your appointment to view.



- Available Mid-May - Unfurnished
- A sizable, recently refurbished three bedroom first floor apartment with half a mile of Mitcham Junction BR/Tram station
- Accommodation comprising a large lounge with access to a private balcony, refitted kitchen, three good size bedrooms, refitted bathroom - plus a home office/study/potential extra bedroom
- New kitchen & bathroom suites fitted in the last couple of years, new boiler and new wiring fitted at the same time
- Communal gardens, small children's play area, on street parking at the rear of the development
- Council tax band "C"; EPC rating "D"
- Excellent educational facilities available - with access to the London Borough of Sutton's schools
- Shopping available at Hackbridge including a large Lidl supermarket
- 10 minutes walk to Mitcham Junction BR station (0.5 miles) - giving access to Clapham Junction and London Victoria -and Tram link providing access to Wimbledon, Beckenham and East Croydon
- Viewing strongly recommended

