



Goodfellows - Mitcham

7-8 Fairgreen Parade, London Road, Mitcham, CR4 3NA

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Flat 3, Delphian Court, Leigham Court Road, London



Overview...

One Bedroom

Resident Parking

Share of Freehold

No Chain

Local to Streatham and

Streatham Hill Train

Station

999 Year Lease

Council Tax: B

EPC Rating: E



Our view...

Goodfellows are pleased to present to the market this ground floor one bedroom flat in need of modernisation throughout.

The property is comprised of a large living/dining room, a double bedroom, family bathroom, kitchen and private terrace which over looks the beautifully presented communal garden.

The property is conveniently located a short walk away from Streatham common, Streatham High Street and both Streatham and Streatham Hill Train Station.

Further benefits of this property include resident's parking, communal gardens, close proximity to local amenities and **NO ONWARD CHAIN!**

CALL 0208 646 8686 TO BOOK YOUR VIEWING NOW

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

Asking Price: £265,000

Leasehold

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Reception Room

20' x 11'6" (6.1m x 3.5m)



Bedroom

13'1" x 10'8" (4m x 3.25m)

Bathroom

6'3" x 5'3" (1.9m x 1.6m)

Kitchen

7' x 5'3" (2.13m x 1.6m)

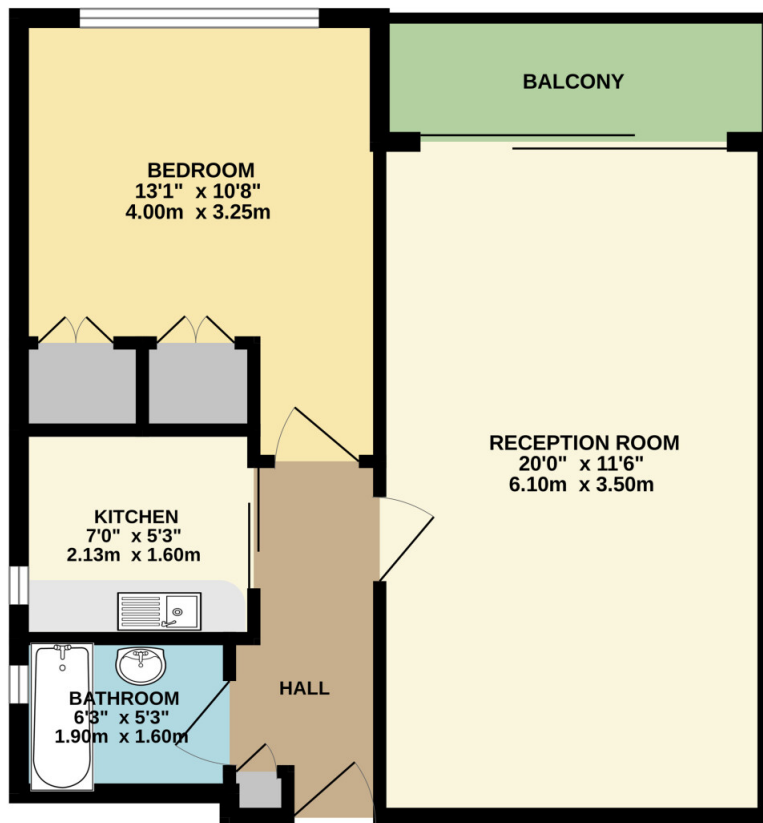




Your View...



LOWER GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

Lambeth Council, Lambeth

Referral Fee's

We may refer 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 referral 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

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

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For full EPC please contact the branch

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