



**Goodfellows - Mitcham**

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

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

## Flat 16, Heron Court, Wilkins Close, Mitcham, CR4



### Overview...

Studio Flat

Energy rating: B

Council Tax band: B

Service charge amount to  
£1296 pa

Leasehold: 157 years

Resident Parking

Nearest underground  
station: Colliers Wood  
(Northern line, Zone 3).



### Our view...

This recently renovated, purpose built studio flat is located within this popular modern development situated extremely conveniently for Colliers Wood Northern line tube station making it an ideal purchase for either a First Time Buyer or investors alike.

Service charge amount to £1296 pa

Nearby Transport Links:

- Colliers Wood Underground [0.52miles]

- Tooting Rail Station [0.61miles]

- Mitcham Eastfields Rail [0.74miles]

## Offers in excess of: £200,000

*Leasehold 157 Years*

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

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**Studio Room**

14'3" x 9'4" (4.34m x 2.84m)

**Kitchen**

9'4" x 5'11" (2.84m x 1.8m)

**Bathroom**

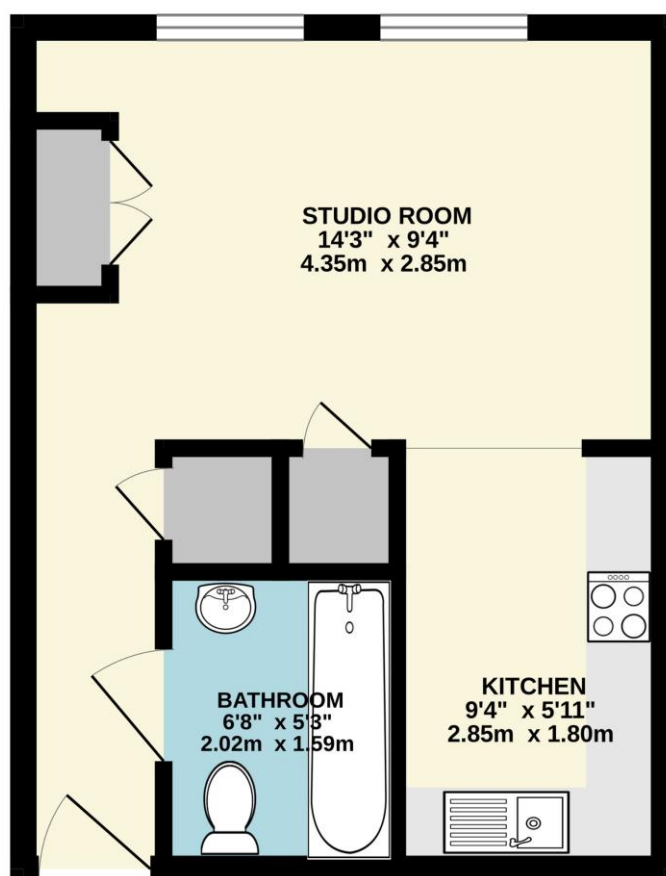
6'8" x 5'11" (2.03m x 1.8m)





**Your View...**

FIRST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 269 sq.ft. (25.0 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

Merton

### 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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