



Goodfellows - Mitcham

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

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Flat 26, Valentine House, Rodenhurst Road, London, SW4



Overview...

Studio Apartment

Chain Free

First Floor

Resident Parking

Leasehold 99 years and

10 months

Ground Rent £10 pa

Service Charge £1200 pa

EPC Rating C

Council Tax Band A



Our view...

Located a short walk from Clapham Common is this larger than average studio apartment situated in a low rise development with access to communal gardens, ideal for first-time buyers and investors alike!

The property is comprised of a large studio room with large windows which provide the property with ample natural light, a galley kitchen with a brand new hob and a good-sized bathroom.

Further benefits of this property include close proximity to both Clapham South and Common Stations, close proximity to all local amenities, central heating throughout and **NO ONWARD CHAIN!**

CALL 02086468686 NOW TO BOOK YOUR APPOINTMENT!

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

Offers in excess of: £275,000

Leasehold

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Studio Room

16'5" x 12'6" (5m x 3.8m)

Kitchen

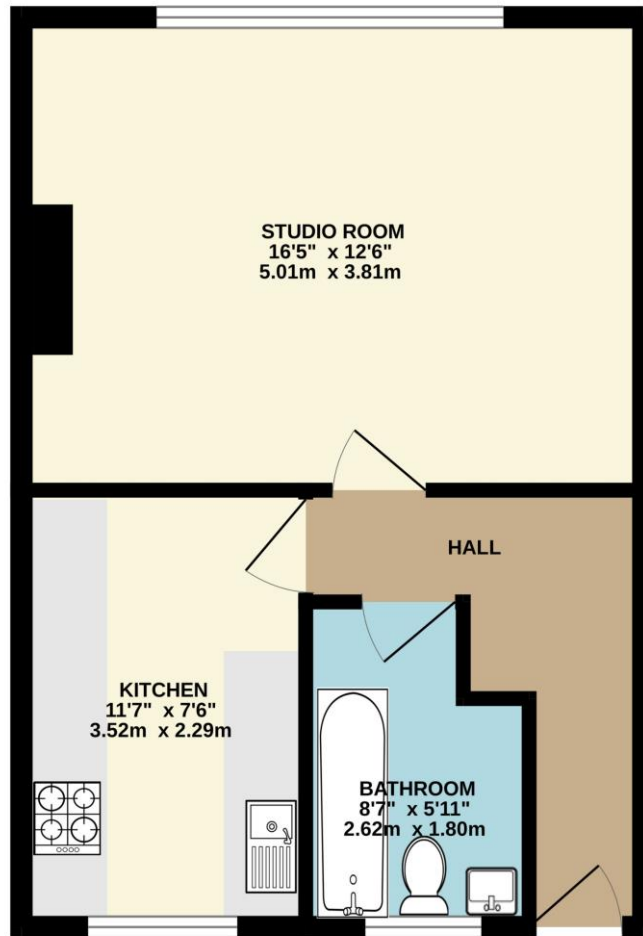
11'7" x 7'6" (3.53m x 2.29m)

Bathroom

8'7" x 5'11" (2.62m x 1.8m)

Your View...

SECOND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.3 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

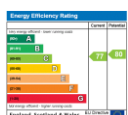
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

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