



Goodfellows - Mitcham

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

T: 020 8646 8686

mitcham@goodfellows.co.uk

www.goodfellows.co.uk

Flat 1, Hopton Road, London



Overview...

Three Bedrooms

Leasehold 89 yrs

Ground Rent £300 pa

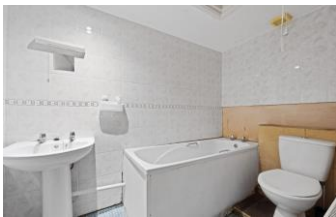
Ground Floor

Communal Gardens

Off Street Parking

EPC Rating D

Council Tax Band D



Our view...

Presenting a stunning ground floor apartment boasting three bedrooms, this property offers a perfect blend of comfort and convenience. Situated in a sought-after location, the apartment features a spacious living area, a modern kitchen with integrated appliances, and bathroom. Enjoy the luxury of a private entrance and access to well-maintained communal gardens, perfect for outdoor relaxation. The property also benefits from off-street parking, providing added convenience for residents. With its desirable features and prime location, this apartment presents an excellent opportunity for those seeking a contemporary and comfortable living space. Don't miss out on the chance to make this remarkable property your new home. Contact us today to arrange a viewing.

Asking Price: £450,000

Leasehold

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

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Reception Room

17'7" x 13'9" (5.36m x 4.2m)

Bedroom One

10'6" x 8' (3.2m x 2.44m)

Kitchen

16'3" x 8' (4.95m x 2.44m)

Bedroom Two

14'3" x 13'3" (4.34m x 4.04m)

Bathroom

8'6" x 4'11" (2.6m x 1.5m)

Bedroom Three

13'11" x 13' (4.24m x 3.96m)



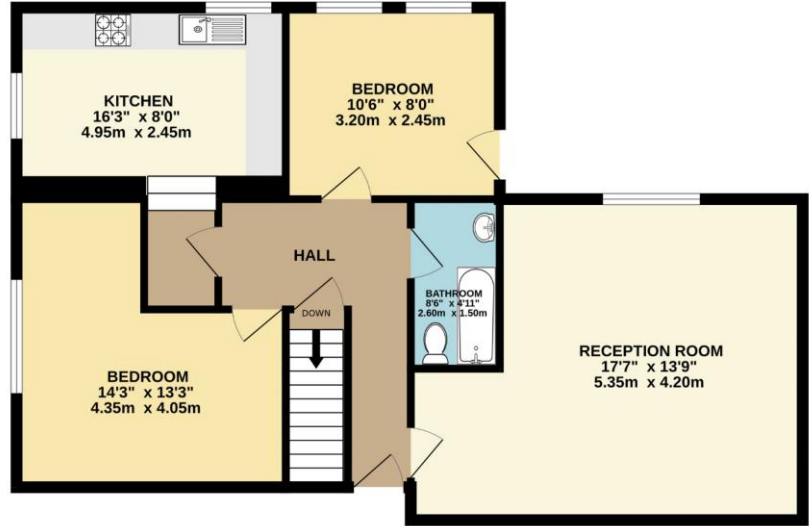


Your View...

BASEMENT
314 sq.ft. (29.2 sq.m.) approx.



GROUND FLOOR
823 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.7 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



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For full EPC please contact the branch

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