



**Goodfellows - Mitcham**

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

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www.goodfellows.co.uk

## Flat 5, Bayeaux House, Commonside East, Mitcham, CR4



### Overview...

Two Bedroom

One Reception Room

First Floor

Off Street Parking

Leasehold 246 yrs

EPC Rating B

Council Tax Band C

### Our view...

Goodfellows are pleased to present to the market this modern and stunning first floor apartment.

Boasting a prime location and situated opposite the picturesque Commonside East, this property offers a spacious open-plan living area, a modern kitchen, a three-piece bathroom suite and two double bedrooms.

Further benefits of this property include a 247-year lease, prime town center location, two balconies, a parking space and 10-minute walk to Mitcham Eastfields Train Station! Call 02086468686 now to book your appointment!

**Asking Price: £425,000**

*Leasehold*

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

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**Reception Room/ Kitchen**  
20'10" x 16'7" (6.35m x 5.05m)



**Bedroom Two**  
11'6" x 10'8" (3.5m x 3.25m)

**Bathroom**  
8'8" x 6'5" (2.64m x 1.96m)

**Bedroom One**  
12'10" x 8'8" (3.9m x 2.64m)



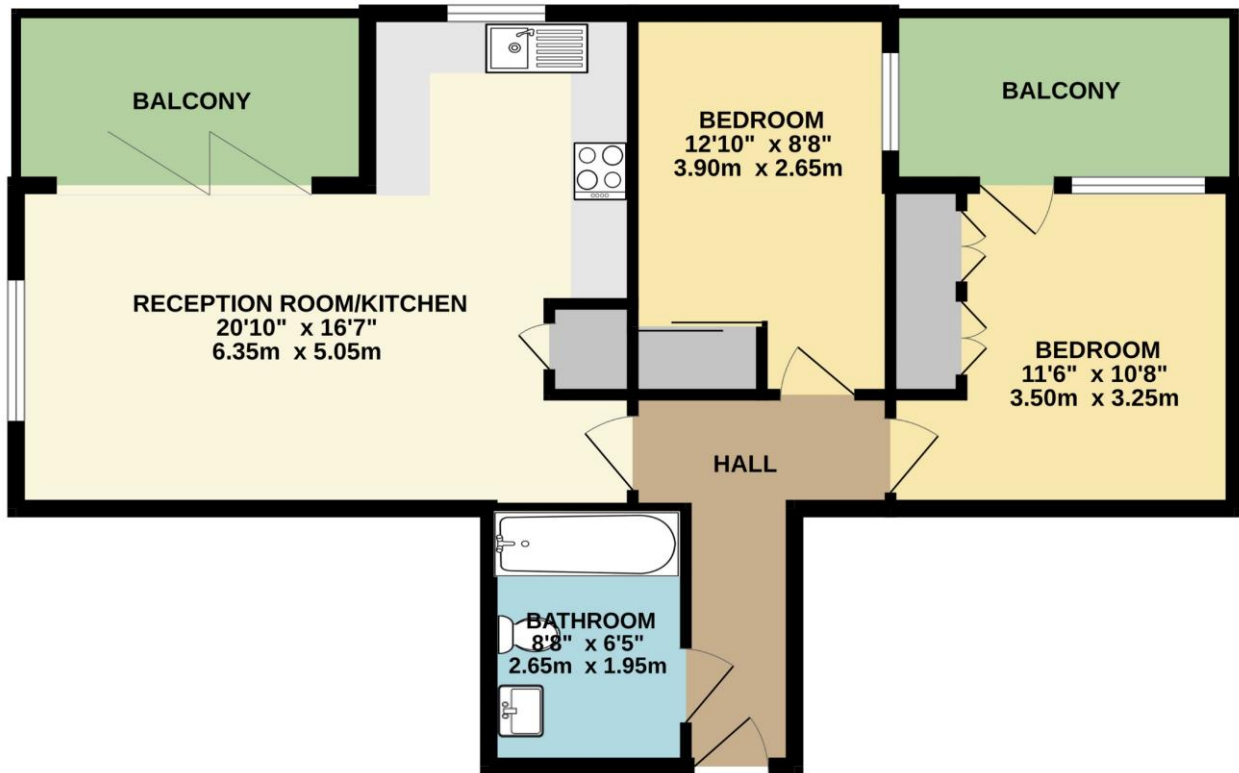




**Your View...**



FIRST FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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**

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



For full EPC please contact the branch

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