



Asking Price Of **£265,000** Share of Freehold

T: **01293 531721**

**Mitcham**

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**Moore & Partners**

**A FANTASTIC AND SPACIOUS 'SHARE OF FREEHOLD' ONE BEDROOM FIRST FLOOR APARTMENT, LOCATED ON ONE OF THE AREA'S MOST PRESTIGIOUS AND HISTORIC ROADS, GORRINGE PARK AVENUE, MITCHAM. TOOTING MAINLINE STATION IS 0.6 MILES AWAY AND COLLIER'S WOOD TUBE IS 1.2 MILES AWAY.**

On entering the property, stairs lead you to the first-floor landing, which gives you access to all rooms. The open plan lounge/diner kitchen is located to the front of the property, it is light and bright with its feature bay window and offers generous living space. The kitchen is fitted with a range of base and eye level units with work surfaces. It benefits a fitted electric oven, hob and cooker hood, with spaces for further appliances. The bedroom is a fantastic size and located at the rear. The room can comfortably accommodate a king size bed with plenty of space left for other free-standing furniture. The family bathroom has been refitted; it now comprises a white three-piece suite all set against stylish tiling. A window allows for plenty of light and ventilation.

The flat enjoys excellent transport links, with easy access to Tooting Station, Figges Marsh Common, and multiple bus routes providing convenient connections across the city. This property is an ideal choice for first time buyers or anyone looking to personalise their home. It is offered chain free and is ready for immediate occupation. Property benefits a share of the freehold with a lease started at 999 years



# Room Details

147A, Gorringe Park Ave, CR4 2DL  
TOTAL AREA: 41.89 m<sup>2</sup> - 450 ft<sup>2</sup>

## ▼ 1st Floor

### First Floor

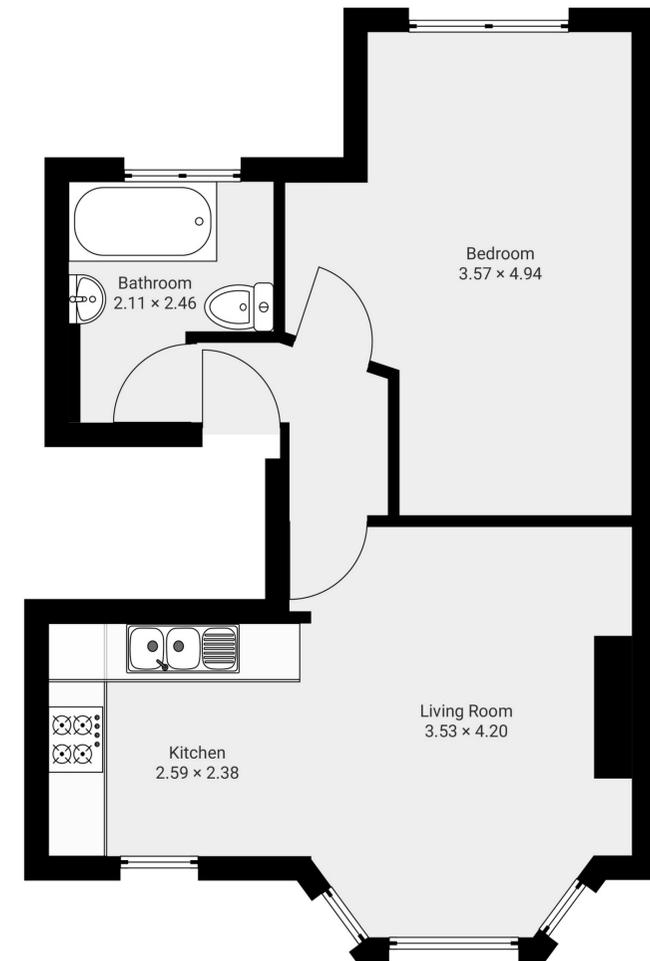
Landing

Lounge/Diner 4.20m x 3.53m (13'9" x 11'7")

Kitchen 2.59m x 2.38m (8'6" x 7'10")

Bedroom 4.94m x 3.50m (16'2" x 11'6")

Bathroom 2.46m x 2.11m (8'1" x 6'11")



All measurements are approximate and for display purposes only

0.0 0.5 1.0 1.5 2.0m  
1:45  
Page 1/1

Renny Property Photos  
rennypinna89@yahoo.it

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

