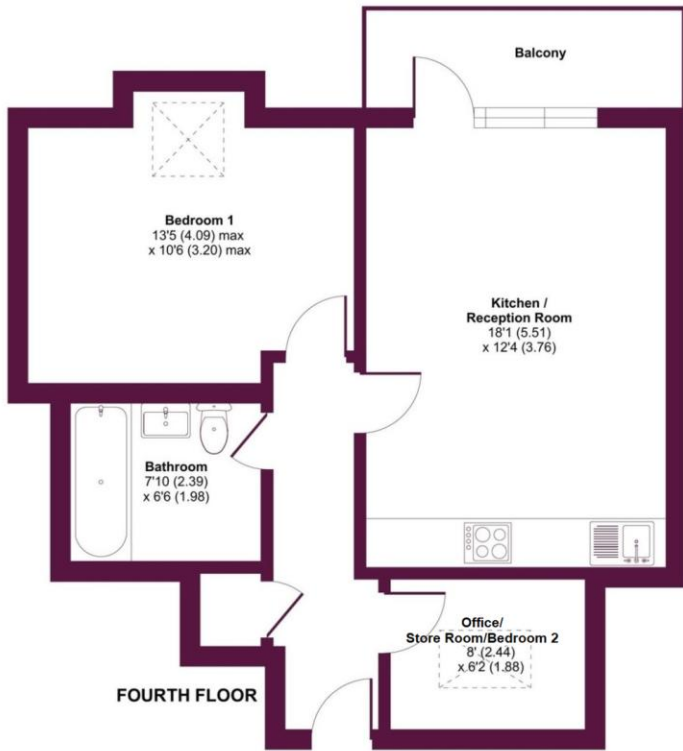




**Flat 79, Greenside View, 38 Mill Green Road, Mitcham Junction, CR4 4FQ**  
**Guide Price £265,000 Leasehold**

A bright and spacious 4th floor apartment (with lift access) This lovely apartment offers flexible living accommodation and features include a private balcony, open plan living space with luxury kitchen, modern bathroom and residents permit parking. The property is located close to open spaces including Beddington Park, bus routes, Hackbridge and Mitcham Junction stations as well as Tramlink. No Chain.



Approximate Area = 561 sq ft / 52 sq m For identification only - Not to scale

## ENTRANCE HALL

**LIVING ROOM/KITCHEN** 18' 1" x 12' 4" (5.51m x 3.76m)

## BALCONY

**BEDROOM 1** 13' 5" x 10' 6" (4.09m x 3.2m)

**OFFICE/STORE ROOM/BEDROOM 2** 8' x 6' 2" (2.44m x 1.88m) Currently used as an office.

**BATHROOM** 7' 10" x 6' 6" (2.39m x 1.98m)

**LEASE 122 YEARS REMAINING**

**RESIDENTS PERMIT PARKING**



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88   B	88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## CARSHALTON

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## WALLINGTON

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