



PAUL GRAHAM



6 Mullards Close, Mitcham, Surrey, CR4 4FE | **£290,000 Leasehold**

A modern two bedroom ground floor apartment located on a popular well maintained development within easy reach of bus routes, Mitcham Junction and Hackbridge stations and local amenities. The well presented interior provides modern open plan living/dining/kitchen area which is ideal of entertaining, a modern 3 piece bathroom suite with built in tv screen, residents parking and a long lease.



TOTAL APPROX. FLOOR AREA 542 SQ.FT. (50.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COMMUNAL ENTRANCE

ENTRANCE HALL

LIVING/DINING/KITCHEN 10' 3" x 18' (3.12m x 5.49m)

BEDROOM 1 10' 5" x 9' 1" (3.18m x 2.77m)

BEDROOM 2 10' 5" x 6' 10" (3.18m x 2.08m)

BATHROOM 7' 9" x 5' 6" (2.36m x 1.68m)

RESIDENTS PARKING

LONG LEASE

CLOSE TO TRANSPORT LINKS AND LOCAL SHOPS



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		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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