

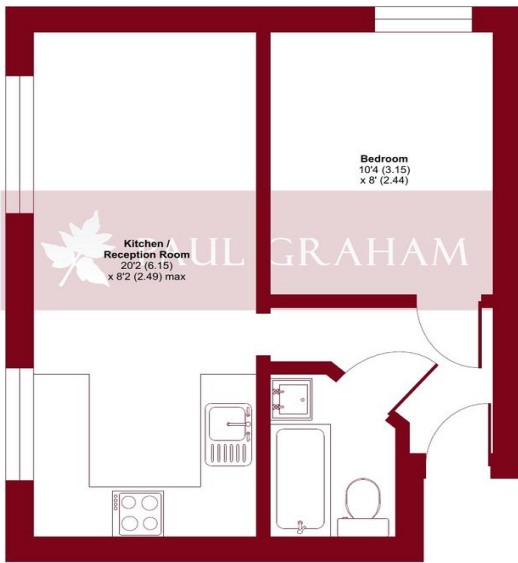


80 New Road, Mitcham, CR4 4LT | **Guide Price £200,000 Leasehold**

Paul Graham are delighted to offer this one-bedroom top-floor, purpose-built flat located conveniently close to Hackbridge Station. The property features a spacious reception area, a contemporary kitchen with appliances, and a modern bathroom suite. Additional benefits include off-street parking for residents and the use of a loft space.

New Road, Mitcham, CR4

Approximate Area = 321 sq ft / 29.8 sq m
For identification only - Not to scale



TOP FLOOR

ENTRANCE HALL

KITCHEN/RECEPTION ROOM 20' 2" x 8' 2"
(6.15m x 2.49m)

BEDROOM 10' 4" x 8' 0" (3.15m x 2.44m)

BATHROOM

LOFT

RESIDENTS PARKING

NEW LEASE ON COMPLETION

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Paul Graham. REF: 1134794.



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		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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