

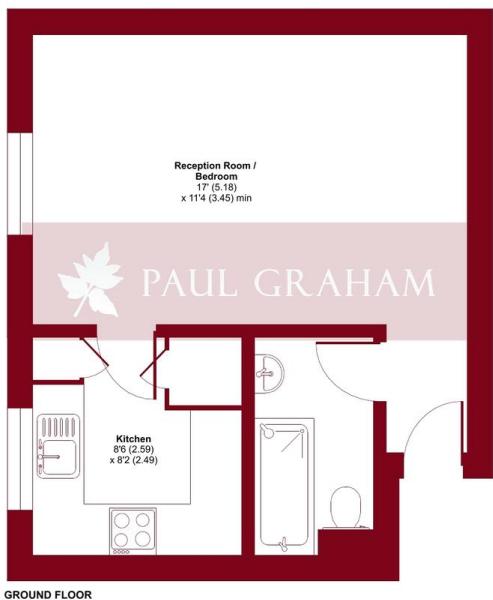


55 New Road, Mitcham, CR4 4LT | Guide Price £175,000 Leasehold

This well-presented ground floor studio apartment offers a bright and versatile living space, ideal for first-time buyers or investors. The accommodation includes a spacious reception/bedroom area, a separate modern fitted kitchen, and a contemporary bathroom. The property further benefits from an allocated parking space, a long 169 year lease, and is offered with no onward chain. Hackbridge Station is within walking distance, providing regular services into Central London and surrounding areas, making it ideal for commuters. A range of local shops, amenities, and everyday services are close by, along with excellent bus routes offering easy access to neighbouring towns and transport links. The area combines accessibility with a residential feel, making it a popular and practical place to live.



Denotes restricted
head height



ENTRANCE HALL

RECEPTION ROOM/BEDROOM 17' x 11'4" (5.18m x 3.45m)

KITCHEN 8' 6" x 8' 2" (2.59m x 2.49m)

ALLOCATED PARKING

169 YEAR LEASE

NO ONWARD CHAIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©rttch.com 2026. Produced for Paul Graham. REF: 1402440



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		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200
Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201
Email. wallington@paulgraham.co.uk