



## 1B BROOK HOUSE CRICKET GREEN MITCHAM, CR4 4LB

£1,300

\*\*\* BEAUTIFULLY MAINTAINED ONE BEDROOM APARTMENT WITH PARKING SPACE \*\*\*

This extremely well maintained one bedroom ground floor apartment forms part of this well regarded development on the edge of the famous Cricket Green of Mitcham.

The property features a modern fitted kitchen with dishwasher, a modern bathroom suite with shower unit, double glazing, electric heating and entry phone system and an allocated parking space.

Brook House is conveniently located for a number of transport links including Mitcham Junction railway station and the local tram link. There are local bus services as well which can give you access to the Northern Line Tube station.

Council Tax: London Borough of Merton - Band B (25/26 - £1,624.34)



## Brook House, Cricket Green, CR4

Approximate Gross Internal Area 31 sq.m / 334 sq.ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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