TOOMEY
ESTATE AGENTS



15 Imperial Gardens
Mitcham

£285,000

Leasehold

We are delighted to offer to the market this well-proportioned first-floor apartment, ideally suited to first-time buyers and investors and comes with the added bonus of No Chain!

The property comprises a welcoming reception room, fitted kitchen, two generously sized bedrooms, ample storage and a family bathroom, offering comfortable and practical accommodation throughout.

Further benefits include resident permit parking, a garage en bloc, providing valuable additional storage or secure parking and communual gardens for those sunny days relaxing.

Situated just a stone's throw from Mitcham Common, the property is ideally positioned for those looking for both convenience and access to excellent green space. With local amenities, shopping facilities and transport links giving you access to london Victoria in 30mins and within easy reach of Mitcham Eastfields Station and Mitcham Town Centre, this represents an excellent opportunity for both homeowners and investors.





ENTRANCE HALL

Gas central heating radiator, original parquet flooring, 2 x storage cupboards, cupboard housing gas meter.

KITCHEN

UPVC double glazed window, range of base/eye level units, stainless steel sink/drainer, fitted electric hob and oven, extractor hood, plumbing for washing machine, cupboard housing boiler, tiled flooring

LOUNGE

UPVC double glazed window, gas central heating radiator, original parquet flooring

BEDROOM ONE

UPVC double glazed window, gas centrla heating radiator, fitted wardrobe, original parquet flooring

BEDROOM TWO

UPVC double glazed window, gas central heating radiator, original parquet flooring

BATHROOM

UPVC double glazed window, heated towel rail, low flush wc, vanity hand basin, enclosed bath with shower, extractor fan, shaving point, part tiled





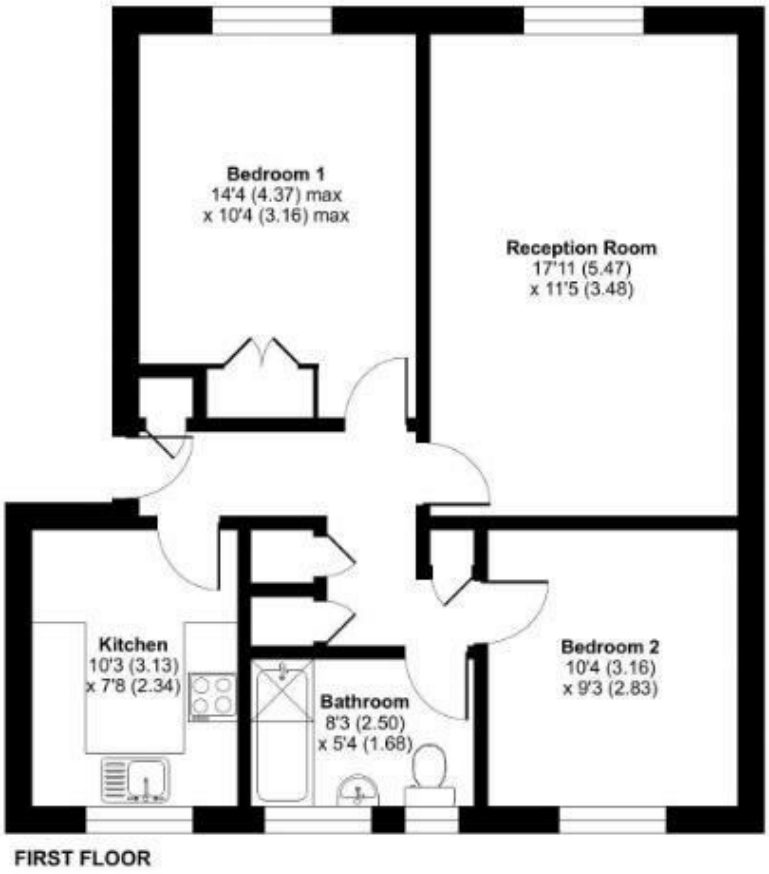




Imperial Gardens, Mitcham, CR4

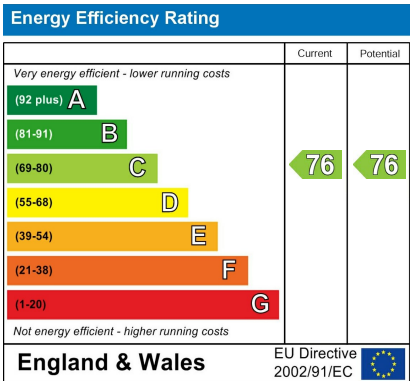
Approximate Area = 685 sq ft / 63.6 sq m

For identification only - Not to scale



FIRST FLOOR





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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