



**TOOMEY**  
ESTATE AGENTS



## Flat 7, 18, Heron Court Wilkins Close Mitcham

**£235,000**  
Leasehold

We are pleased to offer to the market this ideal FTB or Investment opportunity. The property is situated 1.1km from Colliers Wood Underground with local transport and shopping facilities readily available. Comprising a double bedroom flooded with natural light, spacious lounge leading directly out to the communal gardens, kitchen and bathroom. The property has also been recently decorated and is ready to move in and comes with allocated parking.



### ENTRANCE HALL

Entryphone, laminate flooring

### LOUNGE

UPVC double glazed door to communal gardens, electric radiator, laminate flooring

### KITCHEN

Range of base/eye level units, fitted gas hob/electric oven/extractor hood, plumbing for washing machine, stainless steel sink/drainage, tiles flooring

### BEDROOM

UPVC double glazed window, electric radiator, cupboard housing boiler, laminate flooring.

### BATHROOM

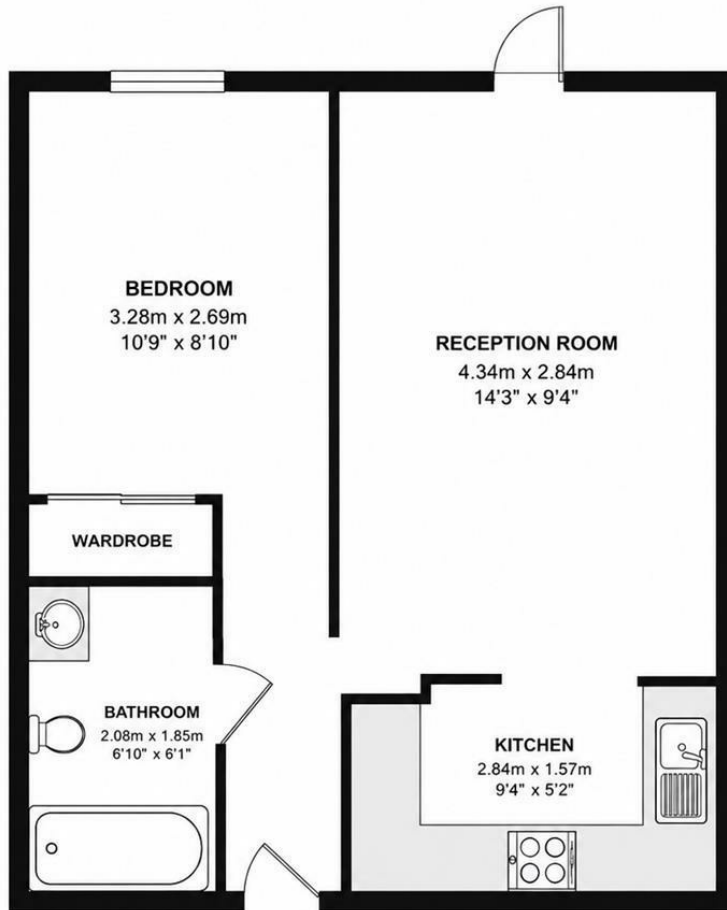
Low flush w/c, pedestal hand basin, panel enclosed bath with mixer/shower taps, extractor fan, fully tiled





# GROUND FLOOR

Approx. 47.4 sq. m. (510 sq. ft.)



TOTAL FLOOR AREA : APPROX. 47.4 SQ. M. (510 SQ. FT.)

This floor plan is for illustrative purposes only.  
Measurements are approximate and not to scale.



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