



Flat

# 35 FAIRFIELD CLOSE, MITCHAM, CR4 3RE

PCM

£1,475

## FEATURES

- Situated in a sought-after private development, just 0.6 miles from Colliers Wood Station
- Includes a spacious double bedroom with built-in wardrobes
- Access to a communal garden and residents' parking



# 1 Bedroom Flat located in Mitcham

Call us on

020 8396 7171

[hello@newbrix.co.uk](mailto:hello@newbrix.co.uk)

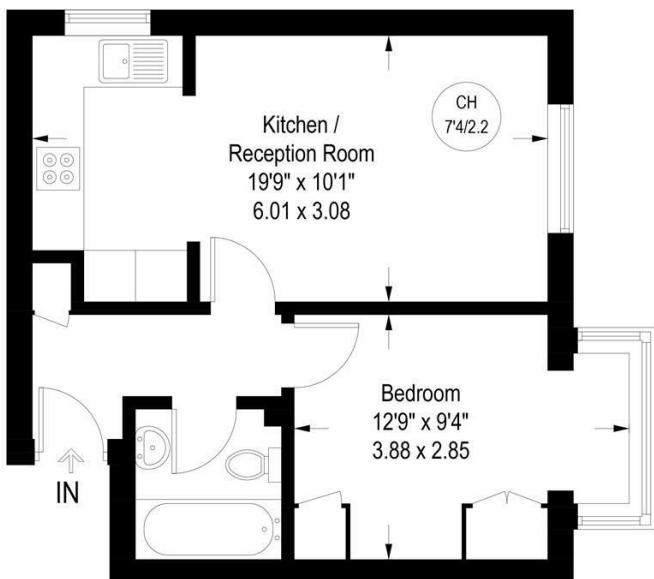
A charming one-bedroom apartment situated in a highly sought-after private development, just a short distance from Colliers Wood Station.

This well-presented home features a modern fitted kitchen with a washing machine, a stylish three-piece bathroom suite, a bright reception room, and a spacious double bedroom with built-in wardrobes. Additional highlights include laminate wood flooring, double glazing, and access to a communal garden.

Conveniently located just 0.6 miles from Colliers Wood Underground Station and 0.7 miles from Tooting Overground Station, this property is ideal for commuters and also benefits from residents' parking.

Fairfield Close, Mitcham, CR4

Approximate Gross Internal Area = 395 sq ft / 36.7 sq m



First Floor

Illustration for identification purposes only.  
Measurements are approximate, not to scale. (ID1046961)

Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 are advised to recheck the measurements.

