



PAUL GRAHAM



87 New Road, Mitcham, Surrey, CR4 4LT | **£257,500 Leasehold**

This simply stunning top floor apartment which has undergone complete modernisation by the current owners is situated in a tucked away position close to excellent transport links providing access into London and would make an ideal first home, has a contemporary high spec finish throughout. The property boasts a stunning open plan living area creating an excellent entertaining space. The fully fitted kitchen boasts a breakfast bar. Featuring a double bedroom, a stylish marble shower room and residents parking, this property is not to be missed.

COMMUNAL STAIRS TO THE 2ND FLOOR

ENTRANCE HALL

OPEN PLAN LIVING/KITCHEN AREA 16' 3" x 13' 7" (4.95m x 4.14m)

BEDROOM 12' 6" x 9' 2" (3.81m x 2.79m)

SHOWER ROOM

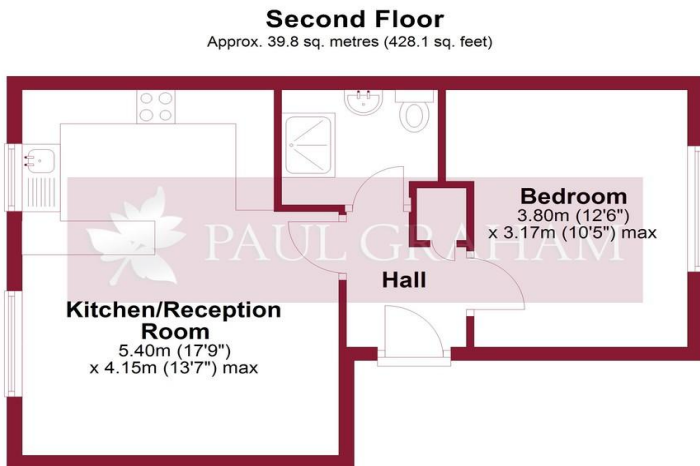
LOFT ACCESS

COMMUNAL GARDENS

LONG LEASE

RESIDENTS PARKING

EPC RATING C



Total area: approx. 39.8 sq. metres (428.1 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.



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		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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