



PAUL GRAHAM



## 78a London Road, Mitcham Junction, Surrey, CR4 4JB | **£275,000 Leasehold**

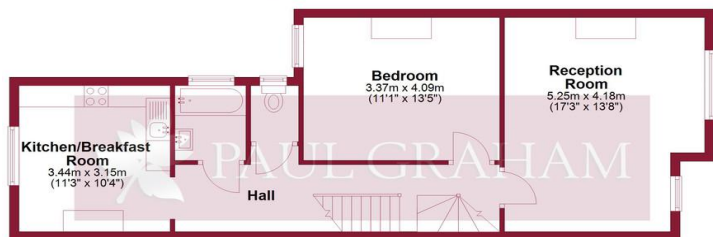
Offered with no chain this spacious top floor apartment boasts a generous lounge/diner, a double bedroom, modern kitchen and bathroom. Being situated close to both Hackbridge and Mitcham Junction stations and tram this property is ideal for commuters or investment buyers. The property was previously configured as two bedrooms, so has the option to convert back. Other benefits include a long lease and a loft room.



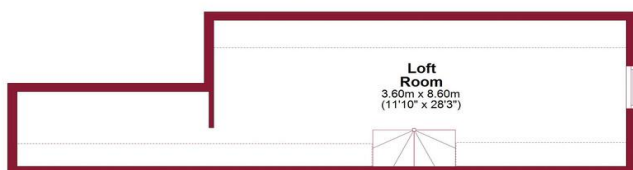
**Ground Floor**  
Approx. 2.6 sq. metres (28.0 sq. feet)



**First Floor**  
Approx. 61.3 sq. metres (659.8 sq. feet)



**First Floor**  
Approx. 38.2 sq. metres (410.9 sq. feet)



Total area: approx. 102.1 sq. metres (1098.6 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.

## COMMUNAL ENTRANCE HALL

## ENTRANCE HALL

**LOUNGE/DINER** 16' 10" x 13' 4" (5.13m x 4.06m)

**KITCHEN** 11' 2" x 10' 5" (3.4m x 3.18m)

**BEDROOM** 13' 6" x 11' (4.11m x 3.35m)

## BATHROOM

**LOFT ROOM** 27' 4 max" x 13' 10 max" (8.33m x 4.22m)

## LONG LEASE

## NO CHAIN



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		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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