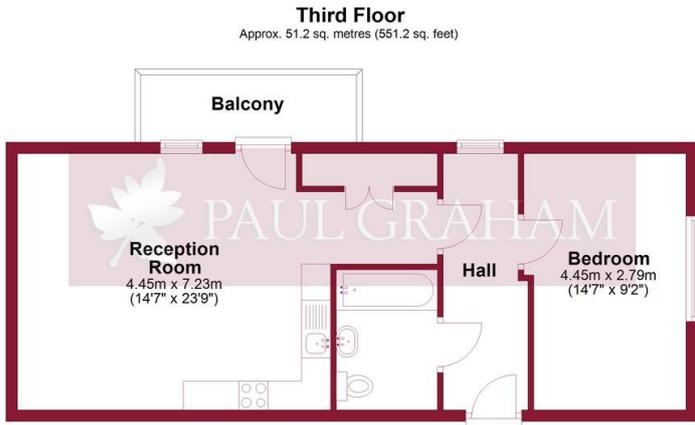




59 Green Side Views, 38 Mill Green Road, Mitcham, Surrey, CR4 4FQ | **£247,450 Guide Price Leasehold**

Paul Graham are pleased to market this well presented 3rd floor purpose built apartment built in 2020. Situated on a residential road opposite Mill Green, close to Mitcham Junction mainline station and tram stop. Features include a modern open plan Kitchen to the 17 ft reception room and balcony, a 14 ft bedroom and a bathroom. Economic energy bills with Kurve heating system, Free on road parking and permits available, secure bike storage. Viewing is recommended.



COMMUNAL ENTRANCE

LIFT TO ALL FLOORS

ENTRANCE HALL

OPEN PLAN KITCHEN AND LIVING ROOM 17' x 14' 6" (5.18m x 4.42m)

BEDROOM 14' 7" x 8' 4" (4.44m x 2.54m)

BATHROOM 8' 4" x 6' 6" (2.54m x 1.98m)

BALCONY

BUILT IN 2020

SECURE BIKE STORAGE

FREE ON ROAD PARKING + PERMITS AVAILABLE

ECONOMIC ENERGY BILLS



Total area: approx. 51.2 sq. metres (551.2 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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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