

Robert Vincent

Woodstock Way, Mitcham
£235,000

2 bedroom maisonette for sale | Leasehold **SSTC**

Robert Vincent is delighted to present this two-bedroom ground floor maisonette, offering excellent potential for modernisation and improvement. The property benefits from approximately 83 years remaining on the lease and is offered to the market with no onward chain.

The accommodation comprises an entrance hall leading to a spacious living/dining room, two well-proportioned bedrooms, a kitchen, and a bathroom. Externally, the property enjoys the advantage of its own private and secluded front and rear gardens.

Ideally situated for commuters, the maisonette is conveniently located close to both Eastfields railway station and Streatham Common railway station.

This represents an excellent opportunity for purchasers seeking a property with scope to add value and create a home tailored to their own tastes and requirements.

Tenure: Leasehold (83 years)
Ground Rent: £10 per year
Service Charge: £54.96 per month
125 years from 24th June 1984



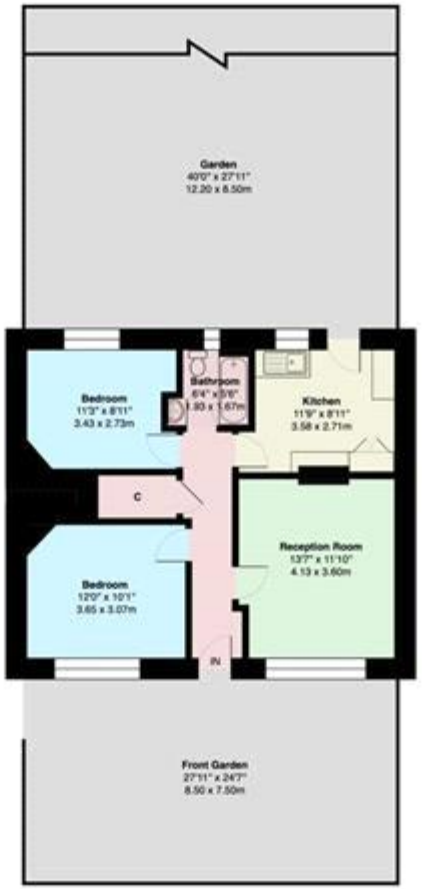





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

Woodstock Way, CR4

Approximate Gross Internal Area = 626 sq ft / 58.2 sq m



Ground Floor

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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Viewing by appointment only
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