

TO LET



Austen Court, Mitcham, CR4

£1,650.00 PCM

 **2**

 **2**


samuel estates
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Property Description

A wonderful 2nd floor, two bedroom apartment in the lovely Austen Court, Brickfield Road, Mitcham, CR4. The property benefits from a fully fitted modern kitchen, two double bedrooms and two bathrooms.

Austen Court is located within a quiet residential area boasting a number of good primary and secondary schools as well as a number of parks and green spaces such as Morden Hall Park and Mitcham Common. Excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

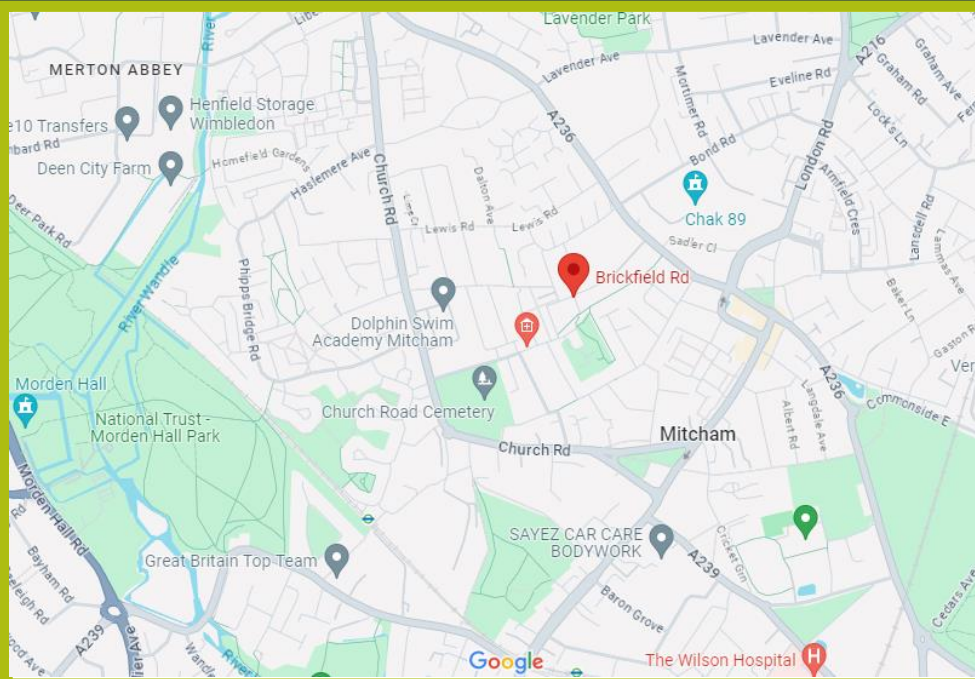
Date Available – 25/05/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – E

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas



Broadband
Standard / Superfast /
Ultrafast



Mobile Signal
Good Coverage

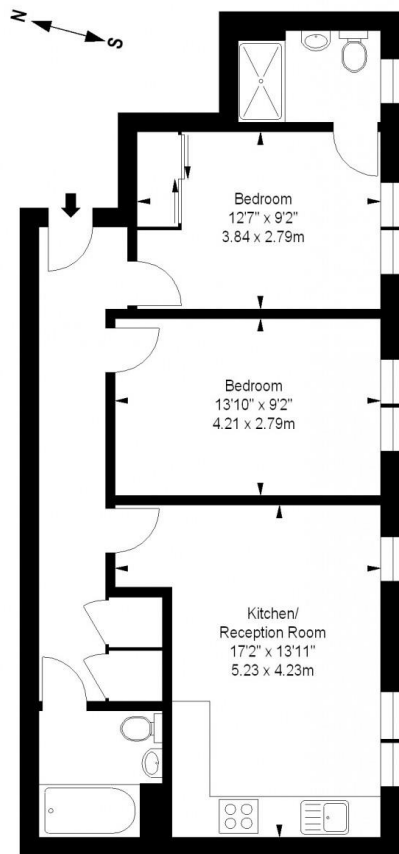


Flood Risk
*Has the property been flooded in the past
five years: NO*
Level of Risk: Low Risk



**Proposed Development
in Immediate Locality?**
None

Austen Court, CR4
 Approximate gross internal area
 662 sq ft / 61.50 sq m



Second Floor

Illustration For Identification Purposes Only. Not To Scale
 *Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | 85 | 85 |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |

Balham
 45 Bedford Hill,
 London, SW12 9EY
 ☎ 020 8673 4666

Colliers Wood & Wimbledon
 30 Watermill Way,
 London, SW19 2RT
 ☎ 020 8090 9000

Streatham
 432/434 Streatham High Road
 London, SW16 3PX
 ☎ 020 8679 9889

