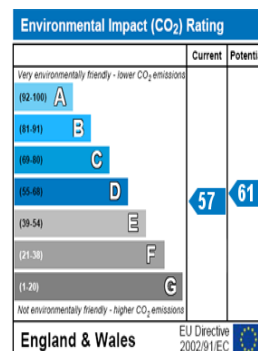
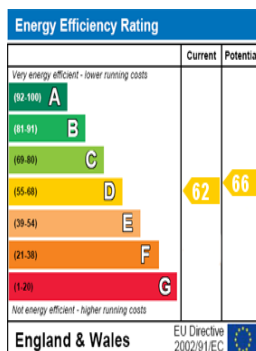


FOR SALE TWO BEDROOM MAISONETTE

£174,950



7 Ivy Gardens, Mitcham, CR4 1BR

LOCATION

The property occupies a prominent corner site at the junction of Wide Way/Greenwood Road. The property is situated close to Mitcham Eastfields Station & Norbury Station offering good transport communications into London and short distance from Underground Stations and Mitcham Town Centre.

DESCRIPTION

- 2 Double Bedrooms
- A Large Reception
- Private Rear Garden
- Gas Central Heating
- Potential of Loft Conversion
- Fully Fitted Kitchen
- Garage
- Double Glazed
- No Parking Restriction

LEASE TERMS – A new lease of 125 years will be given with £250 p.a Ground rent. The property is currently let on Assured Shorthold Tenancy at £11,100 per annum with a yield of 6.5% approx.



Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.