

NEW BUILD HOUSE



**GORRINGE PARK AVENUE
TOOTING BORDERS, LONDON CR4**

£2,000 Per Month



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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108 Gorrington Park Avenue



GROUND FLOOR



FIRST FLOOR

TOTAL: 62.06 m² / 668 sqm
(Internal only)

Disclaimer:

Floor plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy or completeness of the floor plan.

Description

A brand new detached house just completed by the developer and finished to a high standard. The property comprises entrance hall, cloakroom with W/C and wash basin, reception room, double bedroom and kitchen / dining room to the ground floor with master bedroom and family bathroom at first floor.

Outside space: A good size garden to the front with a smaller space to the rear

Internal specifications include recess spot lights, polished concrete floors, under floor heating throughout, fitted wardrobes, tiled bathrooms, extra thick glazing, neutral decor

Location

Gorrington Park Avenue, Mitcham CR4, is ideally located for convenient living. Tooting railway station is just a 4-minute walk away (about 300 metres), offering quick connections to central London. Multiple bus routes including the 264, 270, 280, 355, and N44 serve the area, with stops on Gorrington Park Avenue itself, making travel around Mitcham and to nearby areas easy.

Families benefit from proximity to Gorrington Park Primary School, located nearby on Sandy Lane, which offers nursery and reception classes as well as wraparound childcare. For shopping, the property is close to local shops on London Road and within easy reach of larger supermarkets

Parking

Please be advised that no parking is available with this property and owners / tenants are not able to apply to the local authority for permits

Rent

Available now at £2,000 pcm unfurnished (white goods included)

Viewing

Contact CSJ 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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