

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 8 Park Avenue Mews, Mitcham, CR4 2FG

**£1,600**

Nestled in the charming Park Avenue Mews in Mitcham, this beautifully presented mid-terrace house offers a delightful living experience. Spanning an impressive 700 square feet, this one-bedroom home is perfect for individuals or couples seeking a modern and stylish abode.

Upon entering, you are greeted by a spacious open-plan kitchen and living area, designed to create a warm and inviting atmosphere. The modern kitchen is equipped with integrated appliances, making it both functional and aesthetically pleasing. This space is ideal for entertaining guests or enjoying a quiet evening at home.

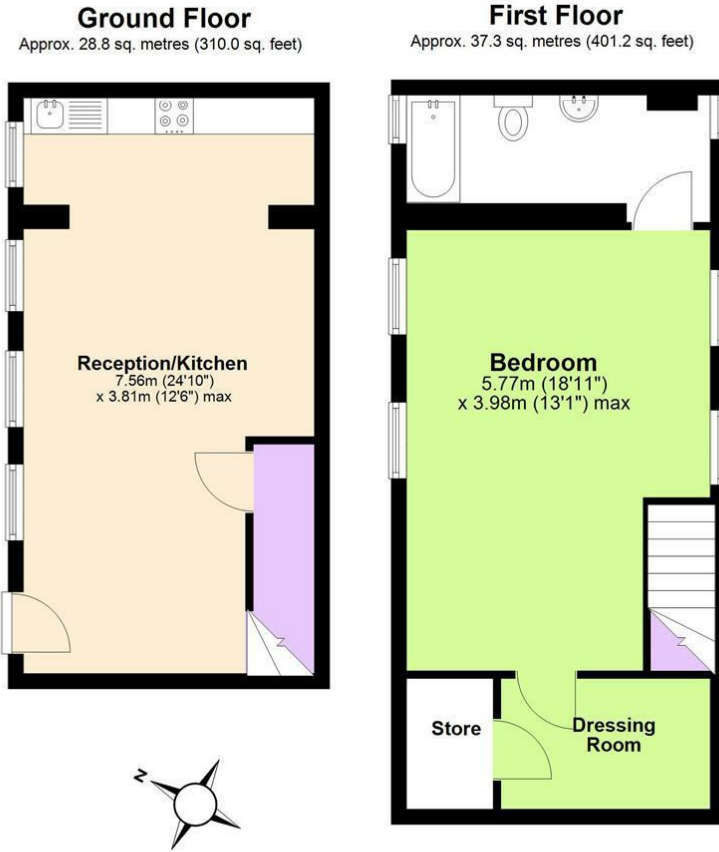
The property features a well-appointed walk-in dresser, providing ample storage and a touch of luxury to your daily routine. The thoughtful layout maximises the use of space, ensuring that every corner of the home is both practical and comfortable.

With its contemporary design and convenient location, this house is not only a lovely place to live but also a fantastic opportunity for those looking to settle in a vibrant community. Park Avenue Mews is well-connected, offering easy access to local amenities and transport links, making it an ideal choice for modern living.

In summary, this one-bedroom mid-terrace house on Park Avenue Mews is a perfect blend of style, comfort, and convenience, ready to welcome its new owners. Don't miss the chance to make this delightful property your new home.



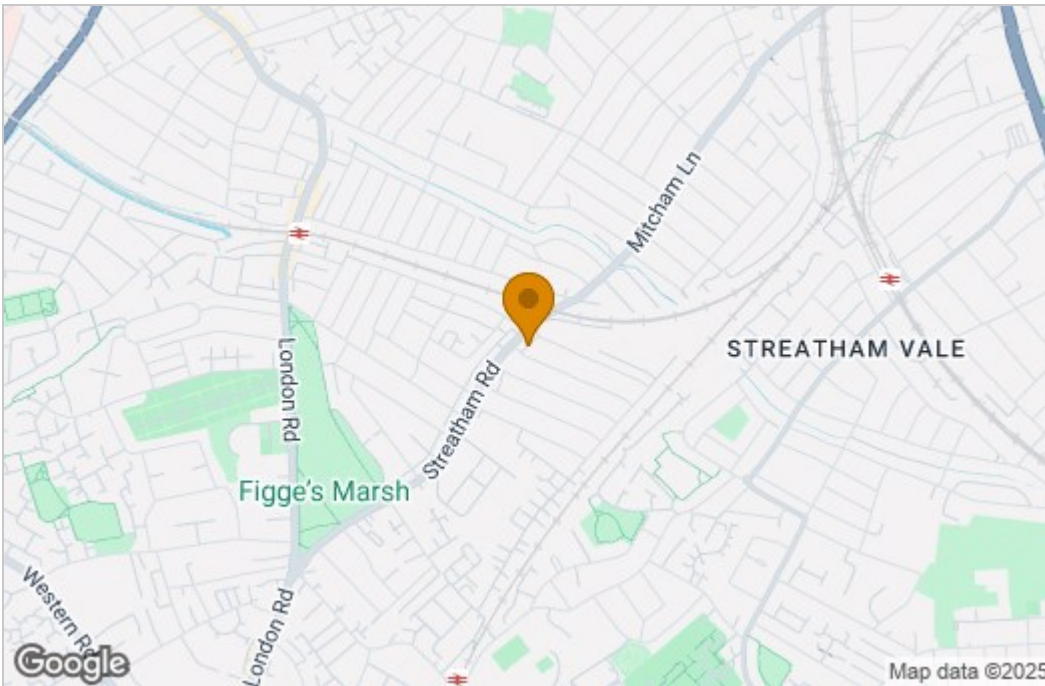
# Floor Plan



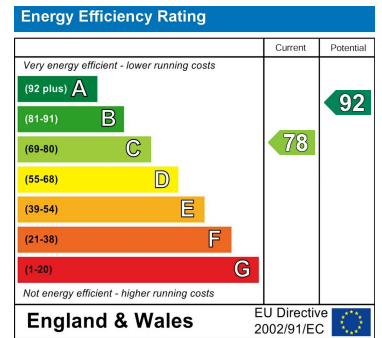
Total area: approx. 66.1 sq. metres (711.2 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. 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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.