



2 Mitchley Hill | | Sanderstead | CR2 9DT

Guide Price £325,000

Pollard Machin

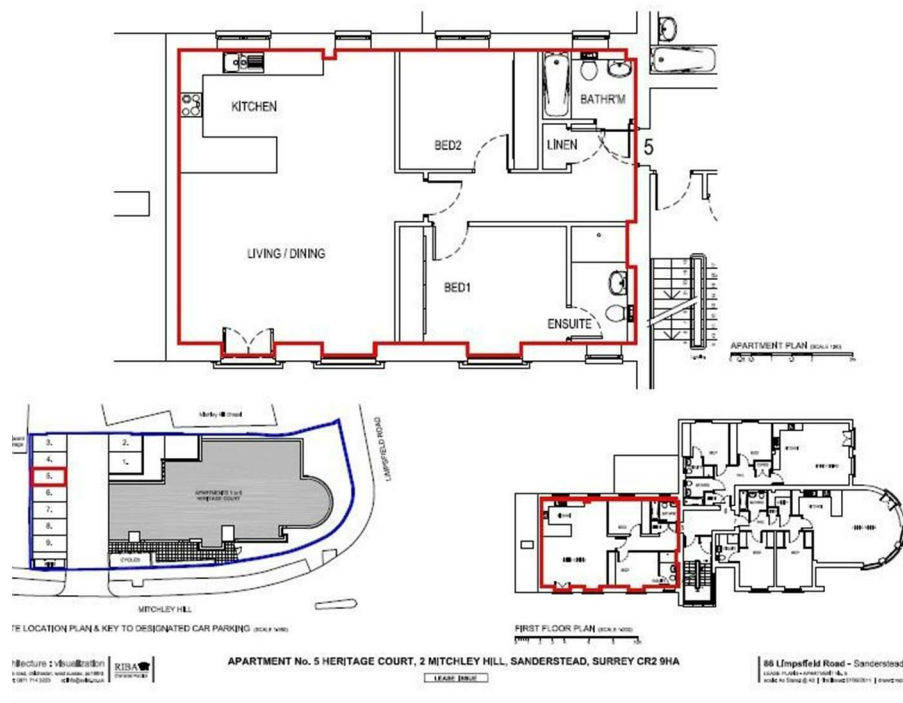
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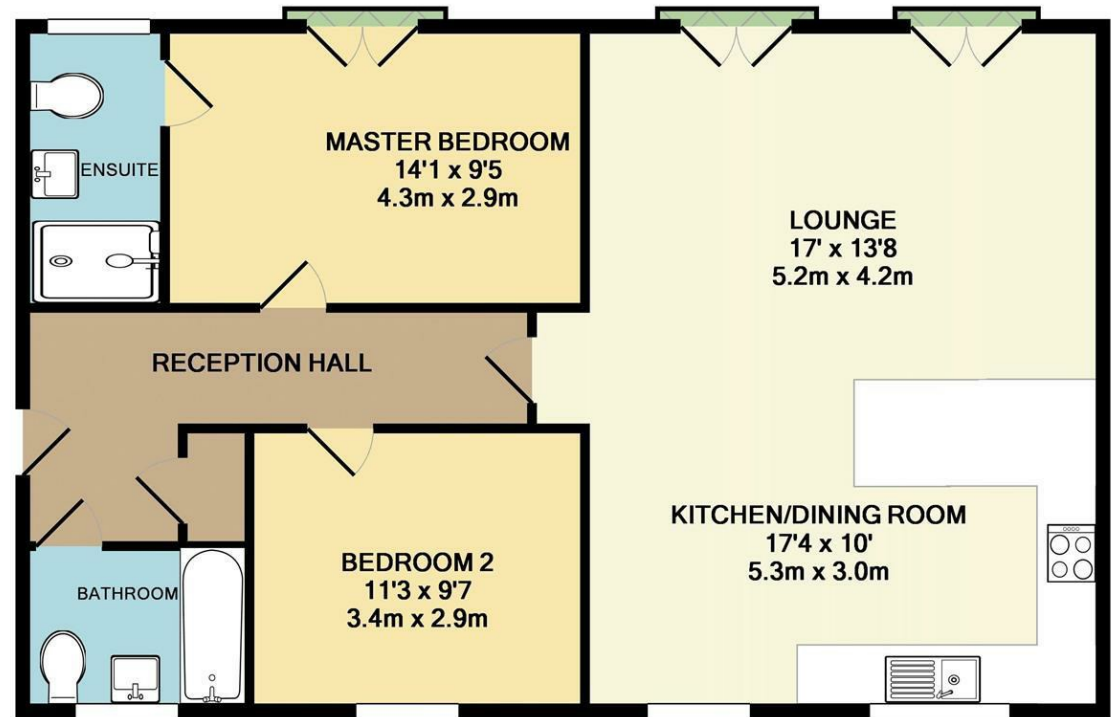
2 Mitchley Hill | Sanderstead | CR2 9DT Guide Price £325,000

A well presented 2 double bedroom first floor luxury apartment forming part of a prestigious development built circa 2012 with impressive open plan 23'8x17'4 kitchen/living room with oak flooring and downlighting, ensuite shower room, allocated parking and Juliette balcony French doors. EPC Rating C. Council Tax Band D. Communal Entrance Hall with entry phone: Reception Hall with oak flooring and downlighting: Impressive Open Plan 23'8x17'4 Through Kitchen/Living Room with an extensively fitted kitchen area incorporating a hob, oven, extractor hood and integrated washer/dryer, dishwasher, fridge and freezer together with twin Juliette balcony French doors, oak flooring and double lighting: 2 Double Bedrooms with an ensuite tiled shower room to the master with rainfall and hand held showers - the master bedroom having Juliette balcony

- No Onward Chain
- 2 Double Bedrooms
- Ensuite Shower Room
- Allocated Parking
- Impressive 23'8x17'4 Open Plan Through Kitchen/Living Room
- Fitted Kitchen Area
- 115 Year Lease
- Convenient Location for Shops and Transport
- Juliette Balconies







TOTAL APPROX. FLOOR AREA 827 SQ.FT. (76.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Council Tax Band

EPC Rating

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(12 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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