



### 3 bed maisonette to buy in CR4

Heaton Road, Mitcham, CR4 2BU

**£325,000** Starting Bid

 x3  x1  x1

Tenure

**Share Of Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ No Onward Chain
- ✓ Share of Freehold
- ✓ Three Bedrooms
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

A share of freehold, three-bedroom first floor maisonette, offered to the market chain-free and requiring substantial renovation throughout.

This is a fantastic opportunity for buyers with vision to transform a generously sized property into a bespoke home.

The layout comprises three bedrooms, a spacious reception room, separate kitchen, and a family bathroom. While the property is in need of complete modernisation, it offers immense potential to reconfigure and add value, subject to the usual consents.

Located on Heaton Road, a quiet residential turning just off Figges Marsh, the property is ideally situated for the open green spaces nearby, as well as the shops, eateries, and amenities along London Road. Excellent transport connections are within easy reach, with Tooting Mainline Station (Thameslink) offering frequent services into Central London and beyond.

Council Tax Band: C

Tenure: Share Of Freehold

Length of Lease: 137

Annual Ground Rent Amount: £18.00

Price: Starting Bid £325,000

Property Type: Maisonette

Parking: On Street, Permit Parking

Year built: 1910

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

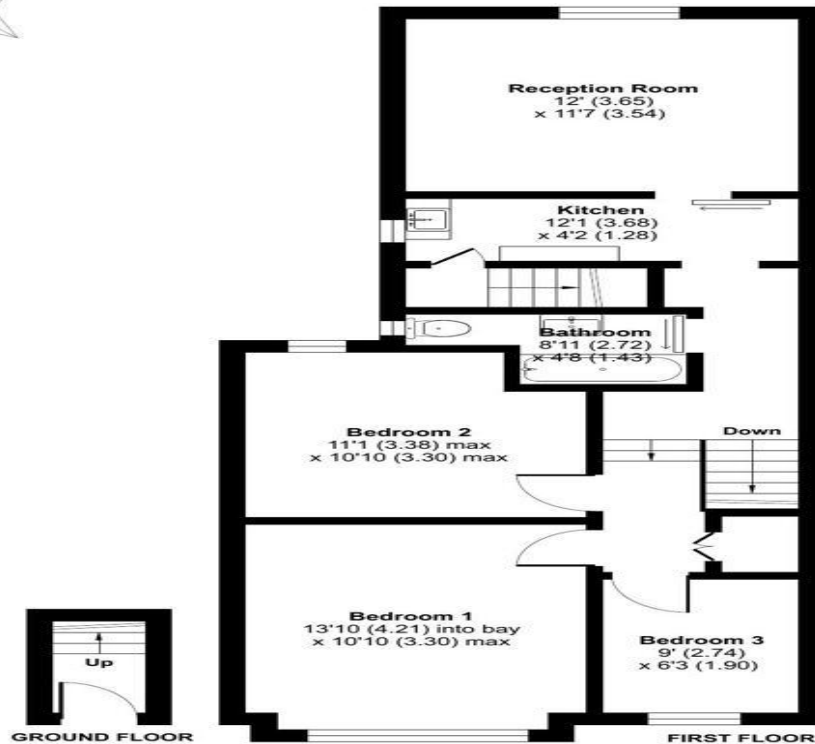
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# Heaton Road, Mitcham, CR4

Approximate Area = 734 sq ft / 68.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Goodfellows Estate Agents. REF: 1305972

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	38	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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