



Oak Lodge, Talbot Close, Mitcham, Surrey, CR4 1FF

£164,500 Leasehold

- Internal storage cupboard
- Close to Beddington Lane tram stop
- Large private balcony
- Excellent transport links and local amenities nearby
- Within walking distance of Mitcham Eastfields Station
- Close to Mitcham Common

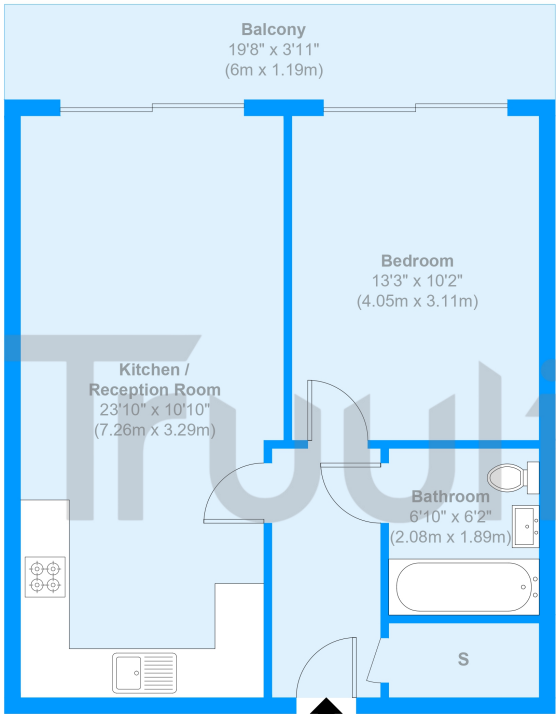
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Tucked away in a quiet, leafy setting, this bright and airy home offers the perfect blend of peace and convenience.

With an open-plan living space, large windows and direct access to Mitcham Common, it's ideal for nature lovers seeking calm without compromising on city connections. Local shops, an Amazon Locker and excellent transport links (bus and Thameslink) are all close by. A truly special place to live and work.

Talbot Close



Third Floor
Approximate FLOOR Area
506 sq. ft
(47 sq. m)

Approximate Gross Internal Area = 47 sq m / 506 sq ft
Balcony = 7.1 sq m / 76 sq ft
Total = 54.1 sq m / 582 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	83	83
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, Scotland & Wales		
EU Directive 2002/91/EC		

