



**TOOMEY**  
ESTATE AGENTS



## 4 Portland Road Mitcham

**£315,000**  
Freehold

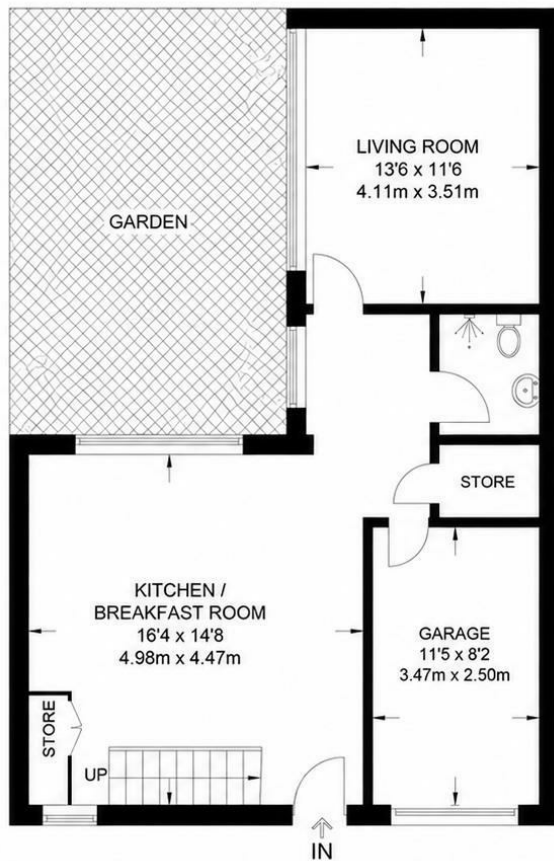
We are delighted to bring to the market this two-bedroom end-of-terrace house, offering an exciting opportunity for buyers looking to create and personalise a home to their own taste and specification.

The property requires full refurbishment, presenting considerable scope for modernisation and the potential to create a stylish and contemporary residence. The accommodation is complemented by a private rear garden and integrated garage, providing valuable outdoor space and secure parking/storage and conversion opportunity.

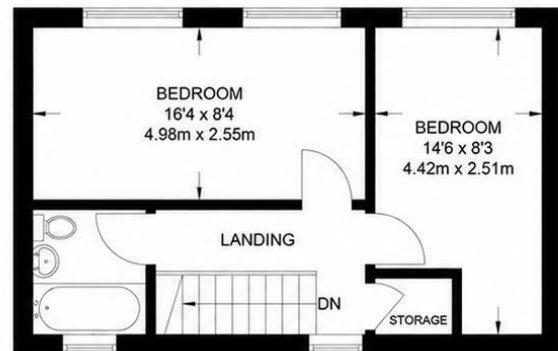
The property is offered for sale with no onward chain, making it an attractive proposition for both owner-occupiers and investors.

Ideally situated within close proximity of Mitcham Town Centre, the property benefits from a range of local shops, amenities and transport facilities. Colliers Wood Underground Station is also within easy reach, providing convenient access into Central London.





**GROUND FLOOR**  
607 SQ FT / 56.4 SQ M



**FIRST FLOOR**  
366 SQ FT / 34.0 SQ M



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             | <b>1</b>                | <b>31</b> |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### Toomey Estate Agents Sales

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