



Green Side Views Mill Green Road, Mitcham CR4 4FQ

welcome to

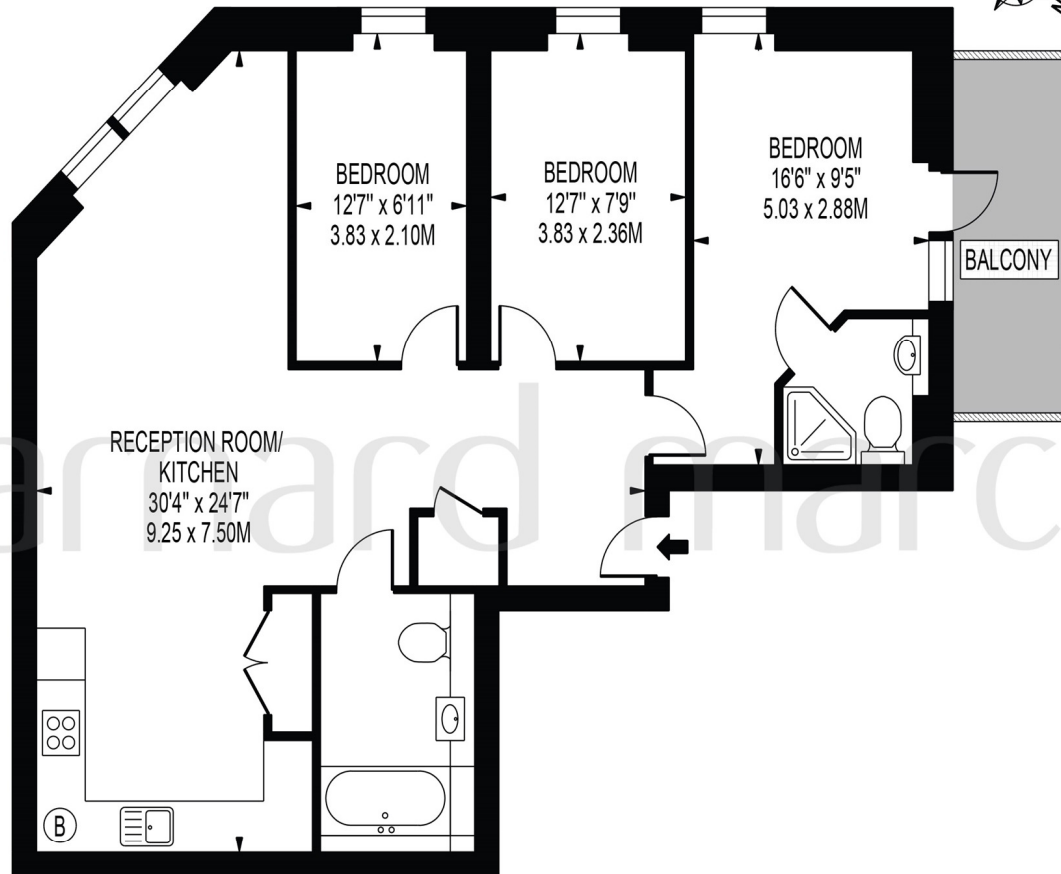
Green Side Views Mill Green Road, Mitcham

Located on the sought-after Mill Green Road, this beautifully presented three-bedroom apartment offers generous living space, modern finishes, and a superb location close to Mitcham Tram Stop and Hackbridge train station, providing excellent transport links into Central London and surrounding areas. The property is in excellent condition throughout and boasts a bright, open-plan living and dining area that leads onto a large private balcony - perfect for entertaining or relaxing. The contemporary kitchen is well-appointed with integrated appliances and sleek cabinetry, while the three well-proportioned bedrooms provide ample space for families or professionals. A stylish, modern bathroom completes the accommodation. Set within a well-maintained development, this apartment combines comfort, convenience, and quality. Local shops, schools, and green spaces are all within easy reach, making it an ideal home for commuters, families, or investors.



GREENSIDE VIEWS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 841 SQ FT - 78.16 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- THREE BEDROOM APARTMENT
- LARGE BALCONY
- ENSUITE TO MAIN BEDROOM
- MODERN CONDITION THROUGHOUT
- LIFT SERVICE & COMMUNAL GARDENS

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3000.00

Ground Rent: 440.00

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/WLG106094



Property Ref:
WLG106094 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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barnard marcus



020 8669 7883



wallington@barnardmarcus.co.uk



Canon Court, Manor Road, WALLINGTON,
Surrey, SM6 0AP



barnardmarcus.co.uk