



Station Court London Road, Mitcham CR4 4BG

welcome to
Station Court London Road, Mitcham

This well-presented one-bedroom apartment is located within the popular Station Court development in Mitcham, offering modern living and excellent convenience. The property features a bright and spacious open-plan kitchen and dining area, ideal for both relaxing and entertaining. A well-proportioned double bedroom and a stylish bathroom complete the layout, providing a comfortable and low-maintenance home.

Additional benefits include a private parking space and an exceptionally long 990-year lease upon completion, giving future owners peace of mind and long-term security. Station Court is ideally situated close to a range of transport links, including Mitcham Eastfields and Mitcham Junction stations, as well as local bus routes providing easy access across South London and into the city. A great choice for first-time buyers or investors seeking a smart, conveniently located property.

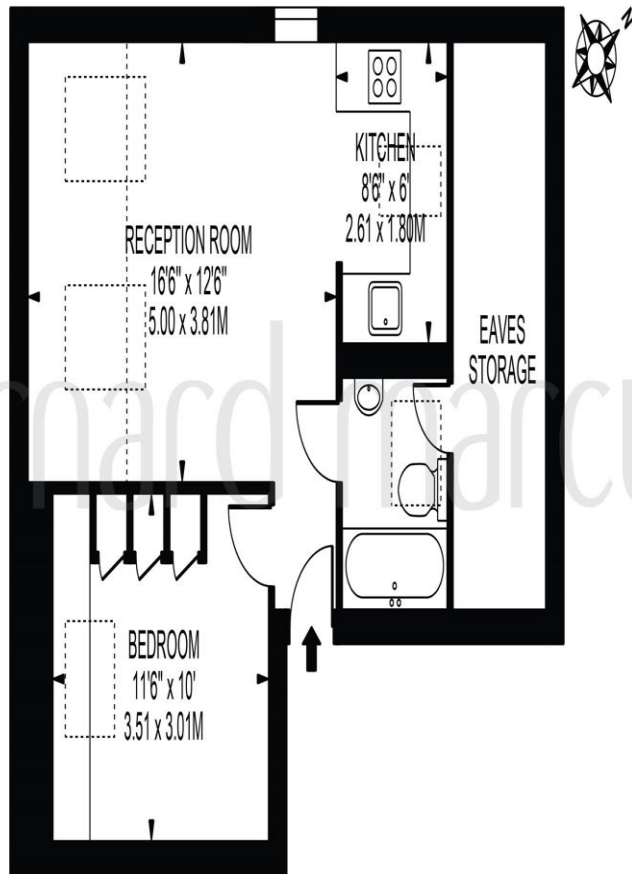


STATION COURT

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 514 SQ FT - 47.72 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 145 SQ FT - 13.43 SQ M



SECOND 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.



welcome to

Station Court London Road, Mitcham

- One-bedroom apartment in Station Court, Mitcham
- Bright open-plan kitchen and dining area
- Modern bathroom
- Private allocated parking space
- Long 990-year lease upon completion

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM108811



Property Ref:
MTM108811 - 0005

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 8646 1616



Mitcham@barnardmarcus.co.uk



1 Langdale Parade, Upper Green East,
MITCHAM, Surrey, CR4 2PF



barnardmarcus.co.uk