



Mitcham Park, Mitcham CR4 4EJ

welcome to
Mitcham Park, Mitcham

Set within the desirable and leafy surroundings of Mitcham Park, this bright and airy studio apartment offers an ideal opportunity for first-time buyers or investors. The property enjoys a long lease, allocated parking, and a chain-free sale, making it a straightforward and appealing purchase.

The apartment features a spacious and light-filled reception/bedroom area, a well-fitted kitchen, and a neatly presented bathroom. Large windows allow plenty of natural light, creating a comfortable and inviting living space.

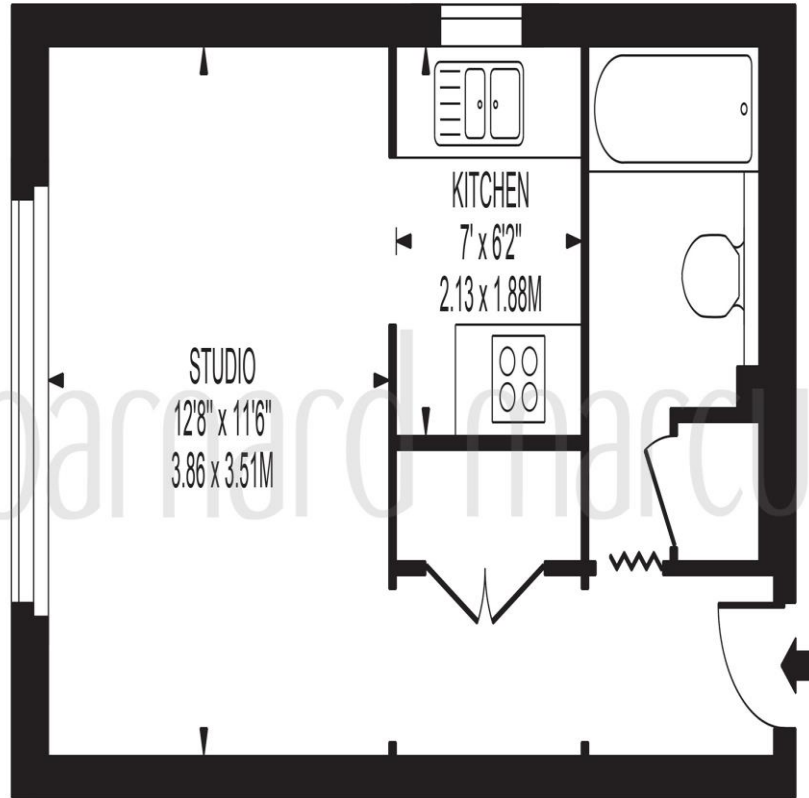
Located close to local transport links including Mitcham Junction, Mitcham Eastfields and various bus routes, the property offers excellent connections to Wimbledon, Croydon and Central London. A range of local amenities, shops and open spaces such as Mitcham Common and Cricket Green are also nearby, adding to the area's appeal.

With its excellent location, long lease and no onward chain, this studio makes a fantastic first home or a sound investment opportunity.



MITCHAM PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 308 SQ FT - 28.61 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.



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Mitcham Park, Mitcham

- Bright and airy studio apartment
- Long lease
- Chain free sale
- Allocated parking space
- Spacious reception/bedroom area

Tenure: Leasehold EPC Rating: D

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

£170,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109197



Property Ref:
MTM109197 - 0004

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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