



London Road, Mitcham CR4 4BE

welcome to
London Road, Mitcham

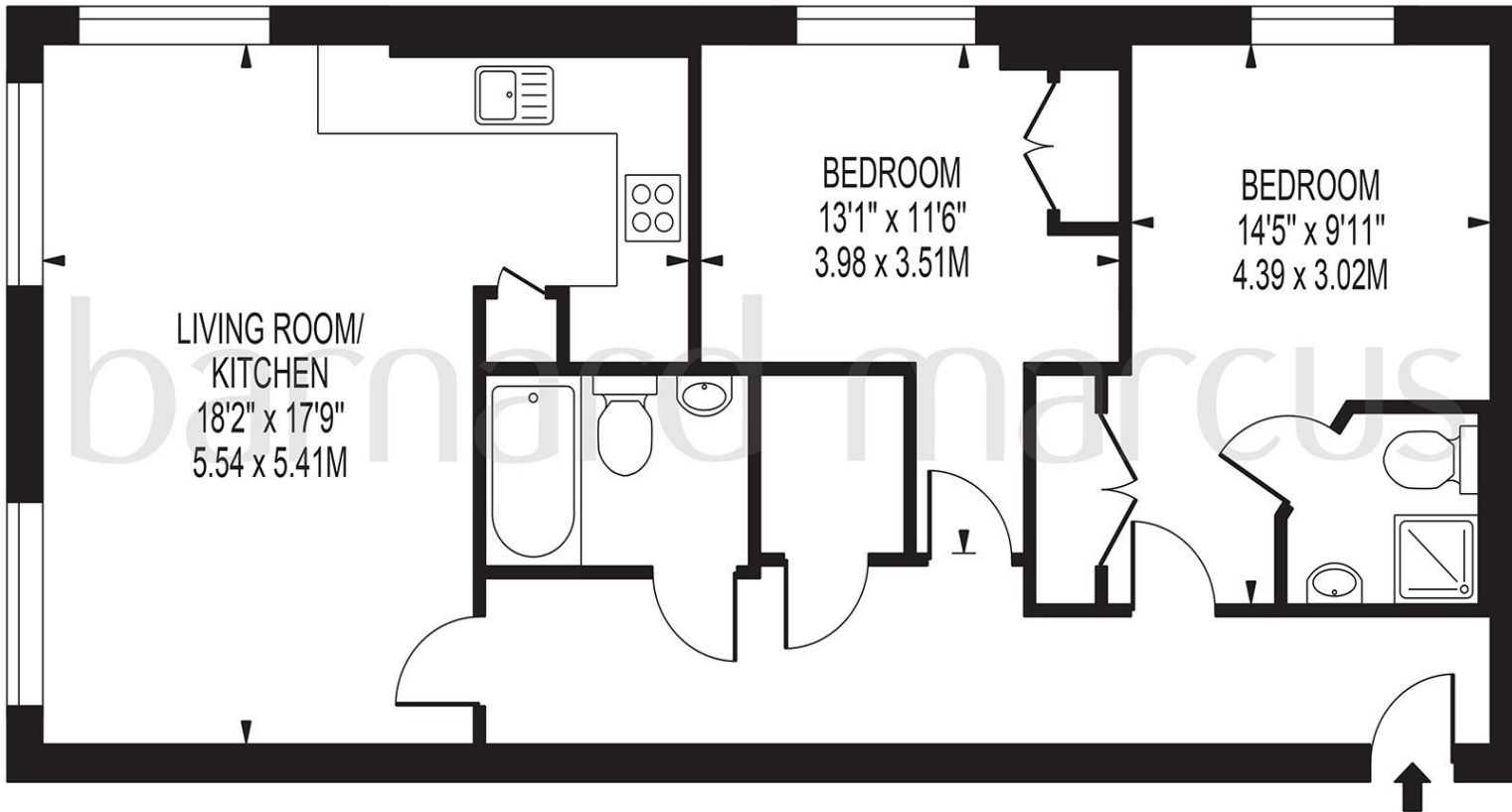
GUIDE PRICE £325,000-£350,000

This beautiful TWO bedroom modern and purpose built flat BOASTS of natural lighting and a modern aspect throughout. This PRIVATE residential development is situated on the popular London road, which has easy access to Mitcham Eastfield station and the TRAM STOP which leads straight into Wimbledon. This generous apartment offers great space throughout and benefits includes a large open plan modern refitted kitchen which is GREAT for entertainment, two W/C a family size bathroom, double glazing windows. The MASTER bedroom comes with a nice inbuilt wardrobe and ensuite shower room. Other benefit includes a private allocated parking. This flat in our opinion will make a dream home for young couples and first time buyers looking to get on the property ladder. Early viewing is highly recommended!



LONDON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.55 SQ M



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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- Chain free
- Good condition
- Two bedroom
- Good transport link
- Local shops

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1740.00

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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109512



Property Ref:
MTM109512 - 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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