



Grove Mill London Road, Mitcham CR4 4FX

welcome to

Grove Mill London Road, Mitcham

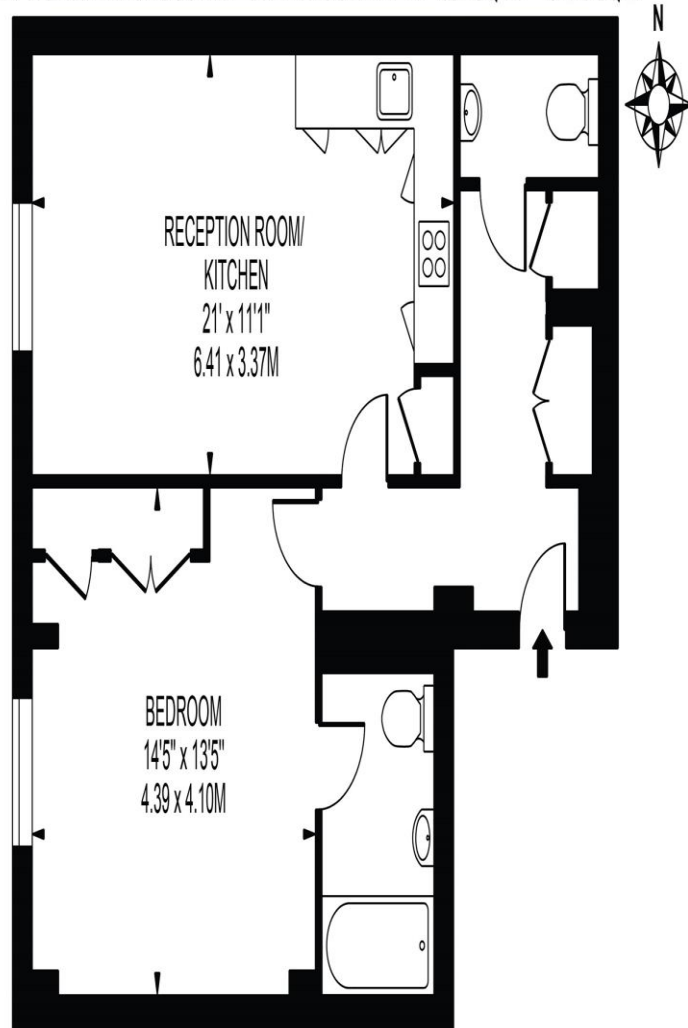
Located within the sought-after Grove Mill private development in Mitcham, this charming one-bedroom apartment presents an excellent opportunity for first-time buyers or investors alike. The property offers a well-proportioned layout comprising a bright reception room, a fitted kitchen, a comfortable double bedroom, and a modern bathroom. With a long lease in place, the apartment provides peace of mind and long-term security.

Set within a well-maintained development, residents benefit from a sense of privacy while still being close to a wide range of local amenities, shops, and transport links. The property is ideally positioned for access into Mitcham town centre, as well as nearby transport connections offering routes into Central London and surrounding areas. Perfectly blending convenience with comfortable living, this apartment is ready to move into and enjoy.



GROVE MILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.20 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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- One-bedroom apartment
- Bright reception room
- Fitted kitchen
- Modern bathroom
- Long lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C 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.

guide price

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109184



Property Ref:
MTM109184 - 0002

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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