



Mitcham Park, Mitcham CR4 4EG

welcome to Mitcham Park, Mitcham

Situated in one of Mitcham's premier roads, this elegant two-bedroom first-floor period conversion offers a blend of historic character and practical living. The home is presented in good order and occupies a desirable position in a beautiful period house.

Inside, you'll find a well-proportioned layout with two bright bedrooms and generous living space. The property benefits from a long lease, share of freehold, and the rarity of no onward chain, making it an attractive and straightforward purchase.

Externally, there is off-street parking and access to a communal garden - perfect for relaxing outdoors or socialising with neighbours.

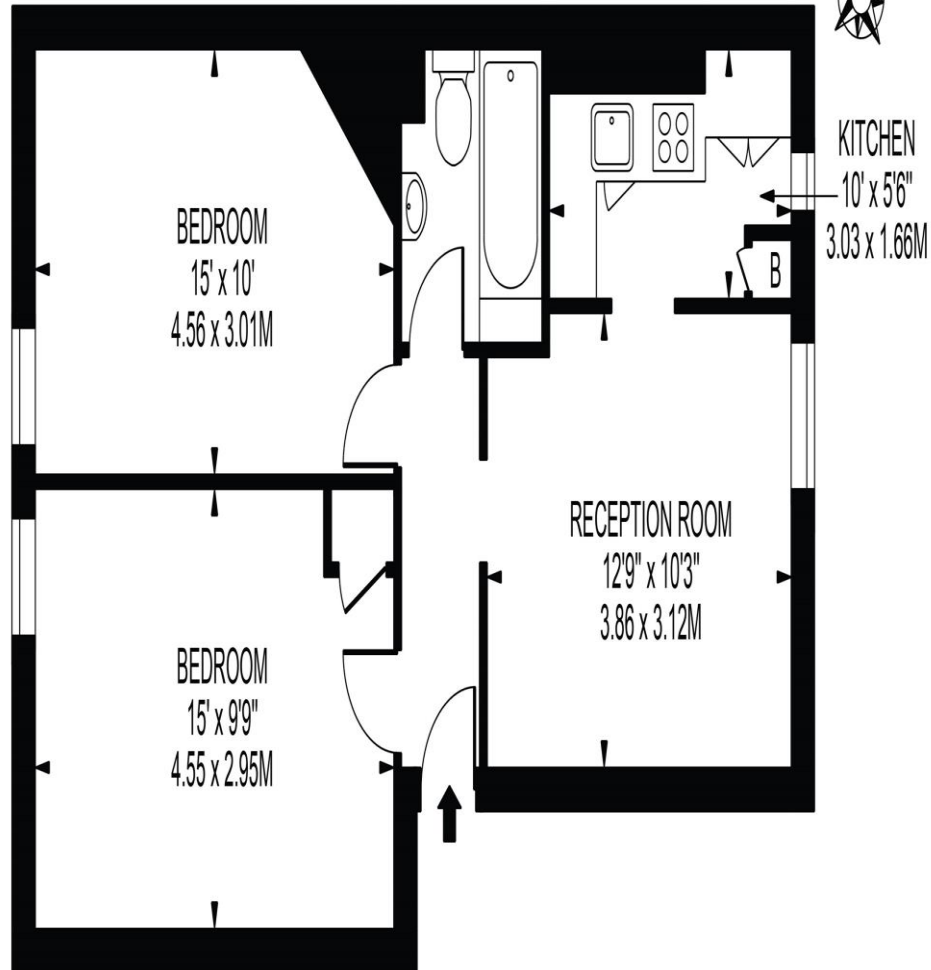
For commuters, the location is excellent: the property is within walking distance of tram stops (with direct or convenient links), bus routes, and offers a good connection toward Morden London Underground station, facilitating access to central London and the wider transport network.

This home combines period charm, practical amenities, and a top-tier location in Mitcham - ideal for buyers seeking style and convenience.



MITCHAM PARK

APPROXIMATE GROSS INTERNAL FLOOR AREA: 549 SQ FT - 50.97 SQ M



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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.
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welcome to

Mitcham Park, Mitcham

- Two-bedroom first-floor period conversion
- Presented in good order
- Long lease
- Share of freehold
- Off-street parking

Tenure: Leasehold EPC Rating: D

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.

£280,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109695



Property Ref:
MTM109695 - 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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