



barnard marcus

Mitcham Lane, London SW16 6NS

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marcus

welcome to

Mitcham Lane, London

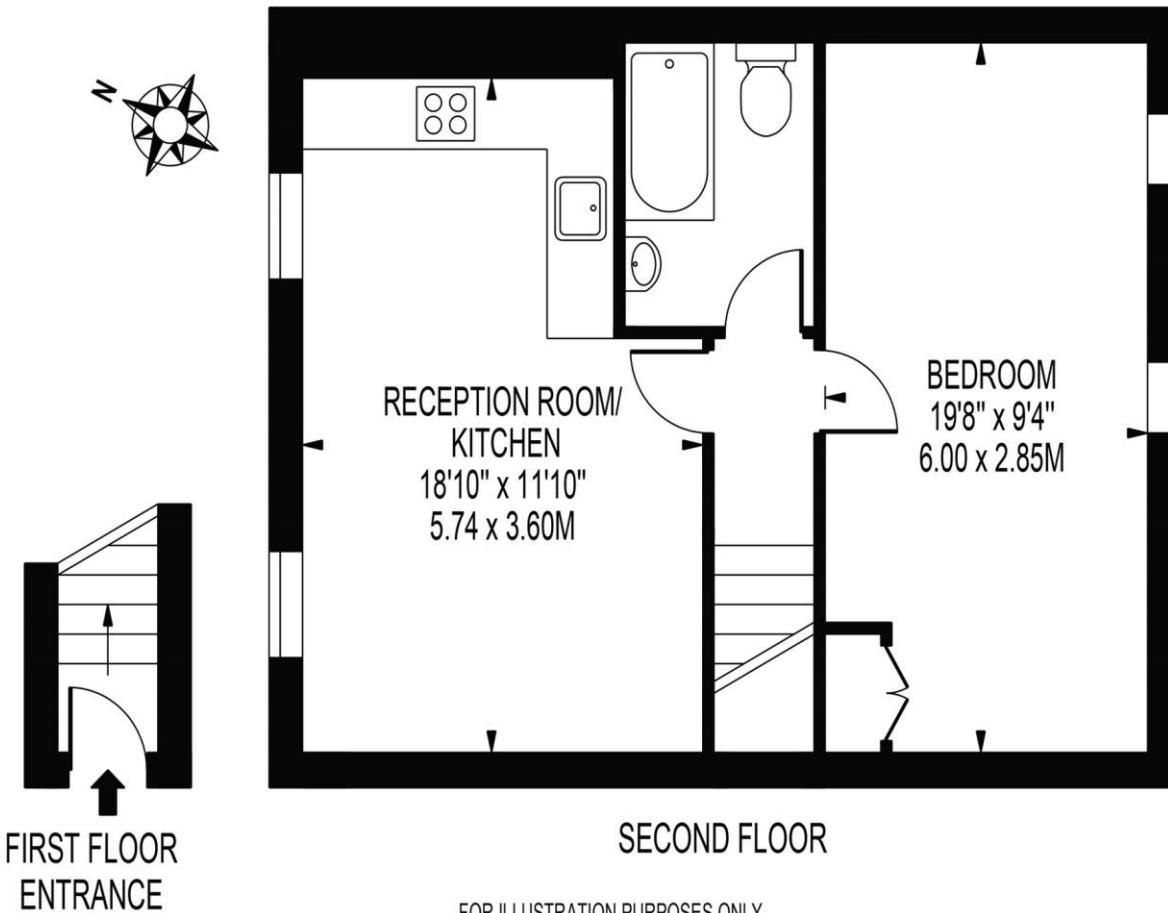
This attractive open plan period conversion flat with exudes charm with its tasteful presentation throughout. Offering a spacious reception/dining area seamlessly connected to an open-plan kitchen, a contemporary bathroom, and a comfortable double bedroom, the flat blends modern living with classic appeal. Notably, ample storage space is cleverly incorporated into both the bedroom and living room for added convenience.

Conveniently located, the property benefits from excellent local transport links, with Streatham and Streatham Common Overground stations within easy reach. Tooting Overground station is also conveniently close, offering easy access to Thameslink services bound for Wimbledon & Blackfriars. Just a short walk away, multiple bus routes provide efficient connections to city destinations, Northern and Victoria Line Underground stations, and even a direct night bus to Tooting Broadway Tube station. Nearby, Moyser Road offers a range of local shops, cafes and more. Additionally, residents will find supermarkets, a leisure centre, Tooting Bec Common, and Tooting Lido all within walking distance, enhancing the lifestyle convenience of this sought-after location.



MITCHAM LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 499 SQ FT - 46.40 SQ M



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

Mitcham Lane, London

- Period Conversion
- Open Plan Living
- Sought After Furzedown Location
- Excellent Decorative Order
- One Double Bedroom

Tenure: Leasehold EPC Rating: D

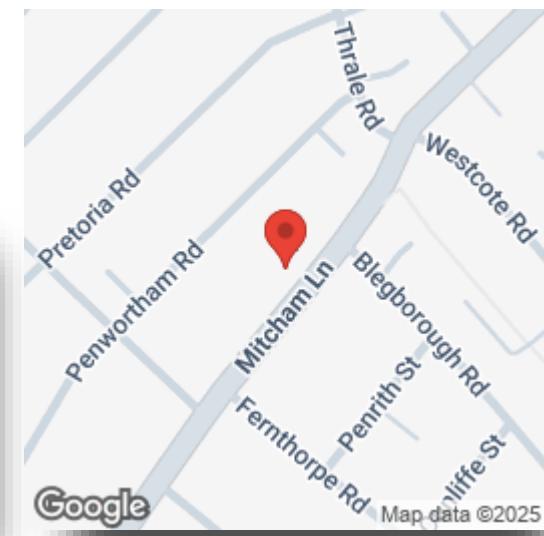
Council Tax Band: C Service Charge: 1350.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

offers in excess of

£225,000



view this property online barnardmarcus.co.uk/Property/STM110201

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.



Property Ref:
STM110201 - 0004

Please note the marker reflects the
postcode not the actual property



020 8769 9393



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