



**Tynemouth Road, Mitcham CR4 2BP**

**welcome to**  
**Tynemouth Road, Mitcham**

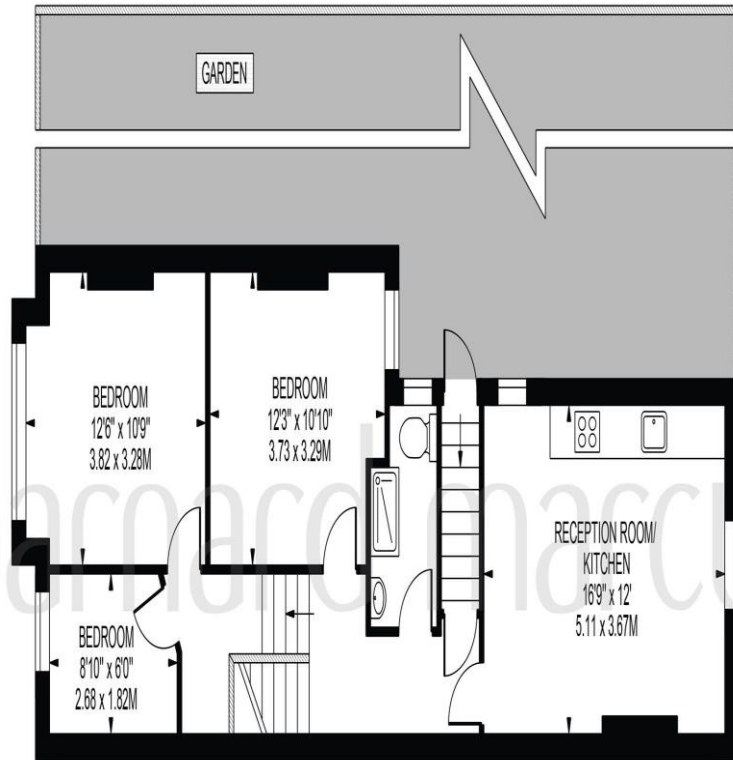
A delightfully appointed three bedroom first floor Edwardian maisonette!

Situated in a great location only a short walk from Tooting Main Line Rail Station. This elegant maisonette provides a bright & airy neutral specification, recently refurbished throughout while retaining its period features. This property offers large bright double bedrooms and a study, immaculate eat-in kitchen/lounge, modern fitted bathroom and a secluded private garden. Tynemouth Road can be found off Gorrings Park Avenue, which overlooks Figg's Marsh and benefits from considerable transport options on your door step and it is also well located for the many trendy facilities along Tooting High Street. Call now to arrange a convenient viewing appointment!

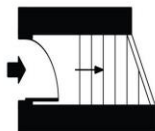


# TYNEMOUTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 716 SQ FT - 66.56 SQ M



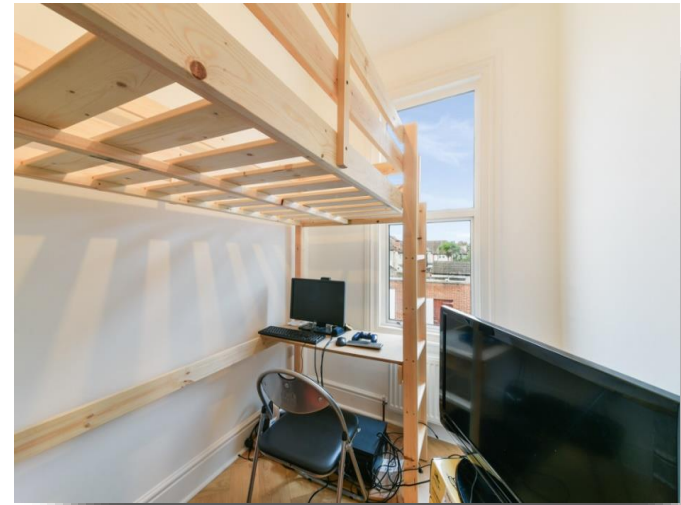
FIRST FLOOR



GROUND FLOOR  
ENTRANCE

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.





welcome to

## Tynemouth Road, Mitcham

- 3 bedroom Edwardian Maisonette
- Newly renovated throughout with brand new kitchen and bathroom
- First floor
- Private garden
- New lease

Tenure: Leasehold EPC Rating: C

guide price

**£500,000**



**view this property online** [barnardmarcus.co.uk/Property/TTG108212](https://barnardmarcus.co.uk/Property/TTG108212)

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



Property Ref:  
TTG108212 - 0008

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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Please note the marker reflects the postcode not the actual property

  
barnard marcus



**020 8682 1161**



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