



1a Grenfell Road, Mitcham CR4 2FE

Welcome to
1a Grenfell Road, Mitcham

A two double bedroom apartment, part of a small purpose-built block on Grenfell Road. This property boasts a fantastic, fitted kitchen/reception, ideal for entertaining, two sizeable double bedrooms, a luxury fitted bathroom suite and wide hallway. This bright and airy flat is decorated to the highest of standards throughout, is ideally placed for access to Tooting Rail, a multitude of bus links across London, Figges Marsh and all of Tooting's trendy bars, restaurants, amenities, and of course Tooting market. Other benefits include the property being within a small, gated development accessible in two locations for convenience and there being NO ONWARD CHAIN! Call now to arrange a suitable appointment to view this truly special apartment.





Welcome to

1a Grenfell Road, Mitcham

- 2 double bedrooms
- Modern fitted kitchen
- Open plan
- Wooden flooring finish
- High specification

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG107505



Property Ref:
TTG107505 - 0015

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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