



barnard marcus

Streatham Road, Mitcham CR4 2AG



Welcome to Streatham Road, Mitcham

A large split level one double bedroom flat, with open plan living and stunning bathroom set on the first floor.

A truly stunning and well thought out New Build development.

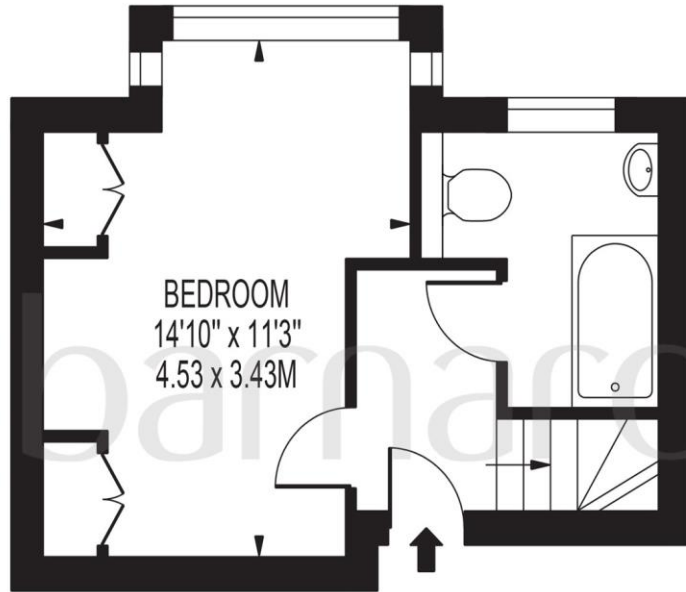
From the outside you will notice this pristine, impeccably rendered, modern house, beautifully fenced off from the road with smart double-glazed windows to match. There is new planting which will mature into a smart hedge providing further privacy. Part of a small collection of four flats. The developer of this site has paid incredible attention to detail here ensuring the new owners are completely set up for contemporary living. Each flat benefits from fully integrated NEFF appliances in the kitchen with an integrated dishwasher, ambient lighting throughout each room under cabinets in the kitchen, around the built in television spaces, lit up bespoke dressing areas, lit fitted wardrobes and freestanding bedside tables for bedrooms. The impressive bathrooms do not disappoint with beautiful tiling, modern fixtures and fittings and lit de-misting mirrors. Additional benefits include integrated NEST systems, fitted bespoke venetian shutters, soft closers throughout and multi point locks on the front doors with secure video entry. There are also convenient bin stores and a locked bike store on site. This property also benefits from an abundance of clever storage to maximise functionality and floods of natural light in each room. Viewings advised sooner than later to avoid missing out.



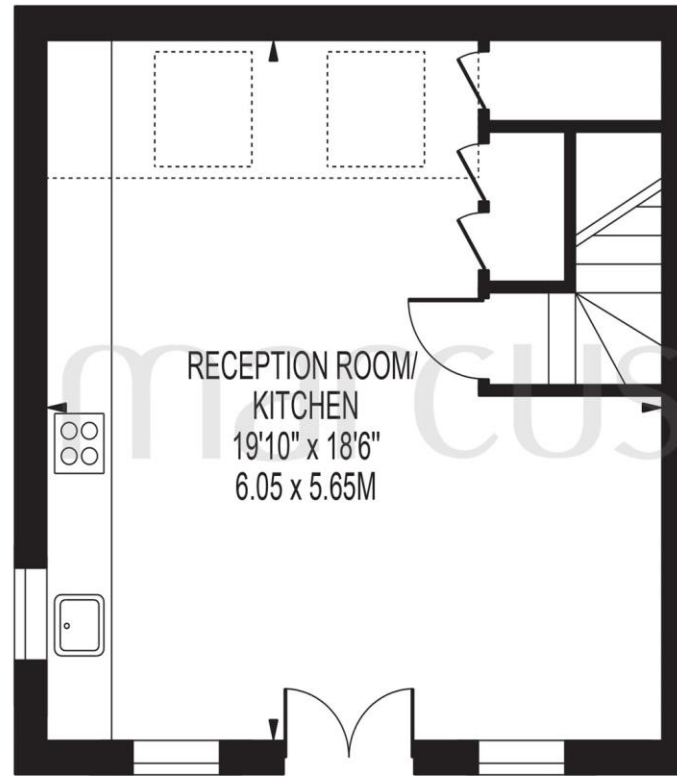
Flat 2, 155 Streatham Road, CR4 2AG

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 609 SQ FT - 56.54 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 52 SQ FT - 4.80 SQ M



FIRST FLOOR



SECOND FLOOR

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

Streatham Road, Mitcham

- One bed Split level flat
- NEFF integrated appliances
- Open plan living
- HIVE installed.
- Venetian shutters

Tenure: Leasehold EPC Rating: Exempt

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.

£365,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG108602



Property Ref:
TTG108602 - 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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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