



**Hurley Court Mitcham Road, London SW17 9DE**

***Welcome to***  
**Hurley Court Mitcham Road, London**

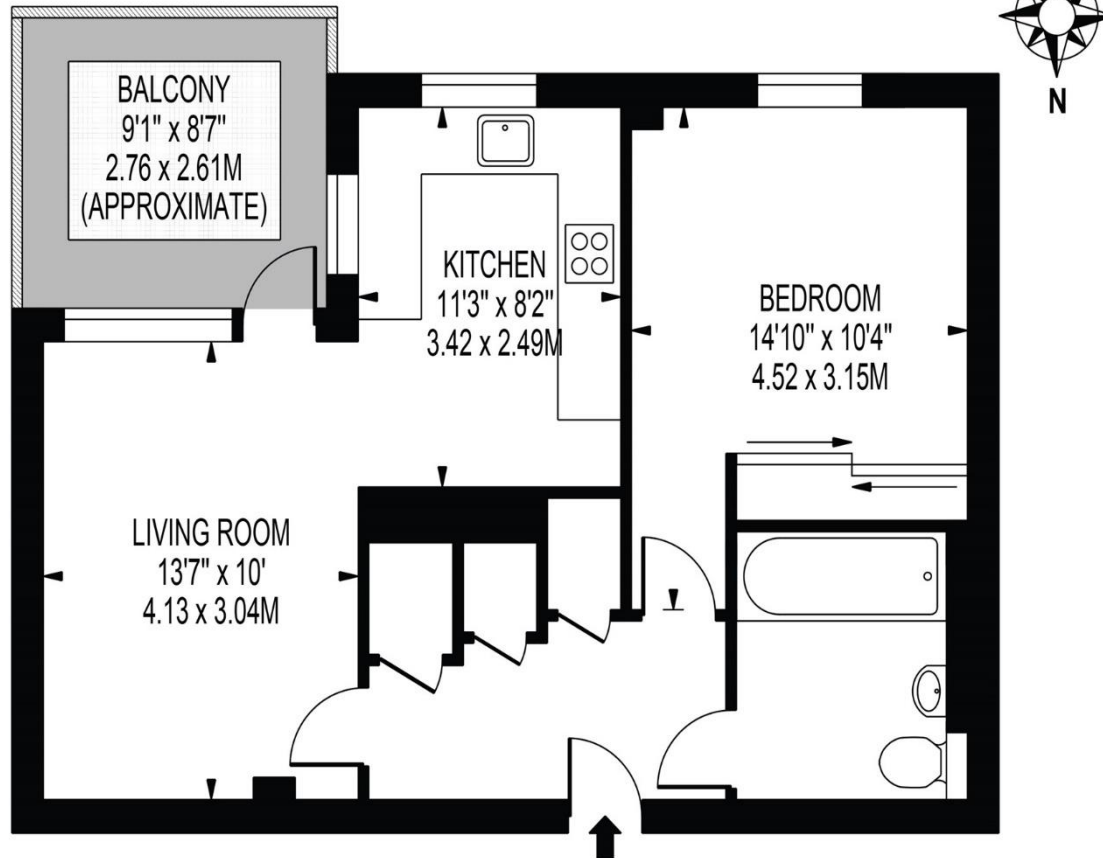
A truly well-presented second floor one double bedroom apartment located within walkable distance to Tooting Broadway tube station. This property has an abundance of benefits including a private balcony, underground secured allocated parking with bike storage and motorbike parking in toe, communal roof terrace with a panoramic view overlooking the London skyline accessible by lift while having secure entry into the complex. This flat is a hidden gem, which you cannot fully appreciate without internal inspection. The lounge is a bright and airy open plan living set up. A good size double bedroom, spacious reception room, kitchen and a family bathroom and suite with ample storage throughout the flat. Being on Amen corner, this property benefits from all of Tooting's popular bars, restaurants and amenities as well as being a short distance to Tooting Broadway Tube Station (Northern Line) and Tooting Main Line Rail, which has connections to London Blackfriars.





# HURLEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 519 SQ FT - 48.26 SQ M



## 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

## Hurley Court Mitcham Road, London

- One Bedroom
- Private Balcony
- Underground Parking
- Ideal location for Northern Line, Tooting Broadway
- Perfect First Time Purchase

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2520.00

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 103 years from 03 Jul 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £300,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG108710](https://barnardmarcus.co.uk/Property/TTG108710)



Property Ref:  
TTG108710 - 0007

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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