



Inglemere Road, Mitcham CR4 2BT

Welcome to **Inglemere Road, Mitcham**

Notable features include air source heat pumps, Solar Panels, mechanical heat recovery systems, rainwater harvesting, and an exclusive plant-based flooring, all designed to provide a harmonious living experience for both you and the planet.

The home is fully compatible with your chosen Smart Hub, allowing seamless control and monitoring of heat, lighting, entertainment, and security systems, ensuring convenience and comfort at your fingertips.

Rest assured, this home has been built with the utmost ethical standards, utilizing zero-carbon footprint practices and the highest quality materials. It also comes with a 10-year structural warranty, offering peace of mind and reinforcing both the longevity of the environment and your future home.

Enjoy the benefit of zero energy bills*, with the option to sell any excess green energy generated back to the grid, based on average consumption. Park Apartments are a short saunter away from Tooting Rail Station with connections into London and lots of bus links going in and out of London. Tooting Broadway (Northern Line) is also 0.8m from the property. Additional benefits include a Share of the freehold & 999-year lease. Service charge is £1,500 per annum with zero ground rent to pay.

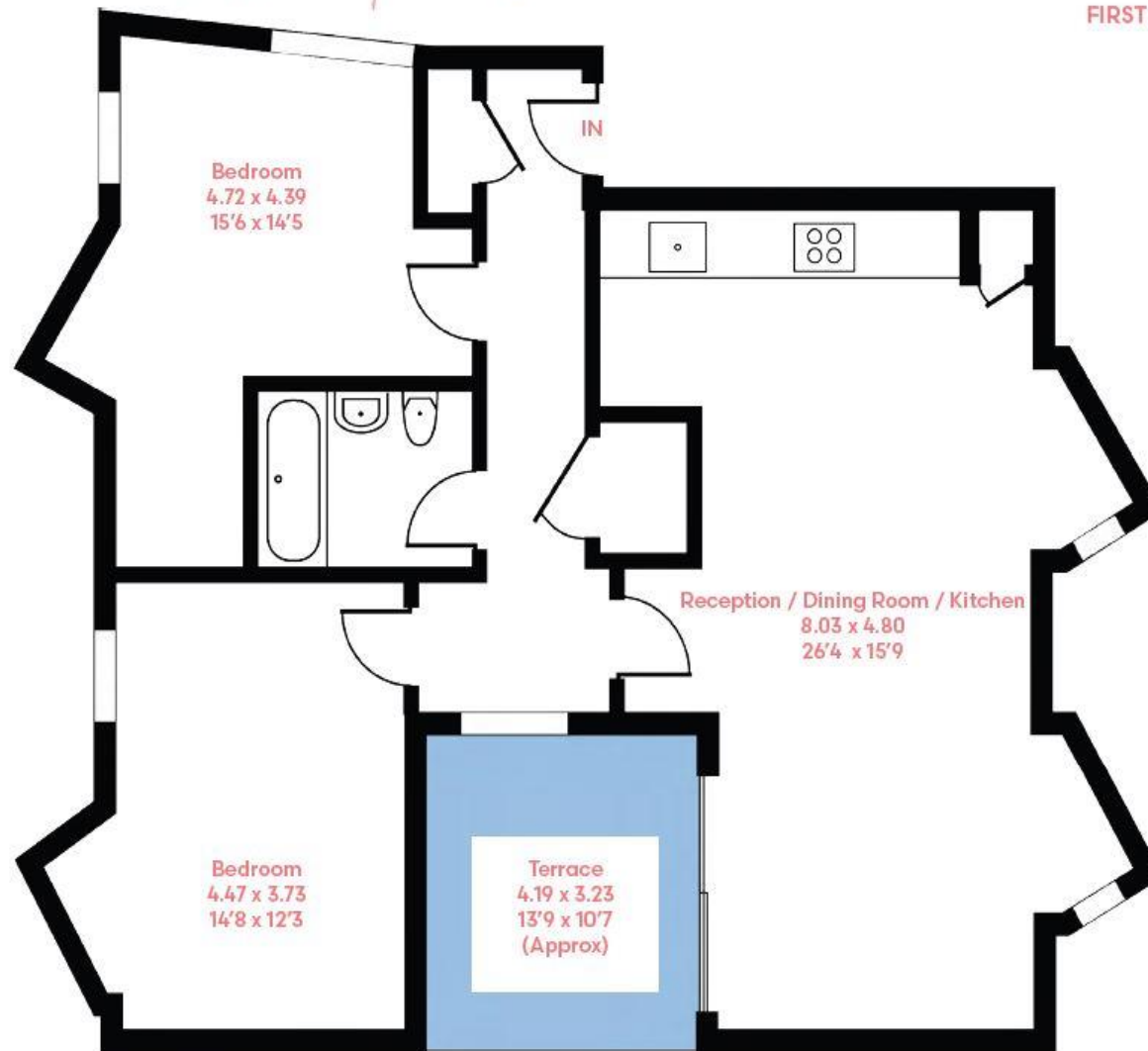


FLAT 6

Floor Plans

Approximate Gross Internal Area = 820 sqft / 76.2 sqm
For Identification only - not to scale

FIRST FLOOR



Welcome to

Inglemere Road, Mitcham

- Two-bedroom ECO flat with generous balcony/outside space
- Parking available to purchase
- Zero energy bills EPC rating A
- 10 Year warranty
- Share of Freehold

Tenure: Leasehold EPC Rating: Exempt

Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

guide price

£529,950



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
TTG108763 - 0023

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.



barnard marcus



020 8682 1161



Tooting@barnardmarcus.co.uk



248 Upper Tooting Road, Tooting, LONDON,
SW17 7EX



barnardmarcus.co.uk