



**Belgrave Walk, Mitcham CR4 3QQ**



**welcome to**  
**Belgrave Walk, Mitcham**

GUIDE PRICE £450,000-£465,000

A beautifully renovated three bedroom mid terrace family home offering modern living with a touch of elegance, located on Belgrave Walk, just off Phipps Bridge Road, in close proximity to both Belgrave Walk and Phipps Bridge Road Tram stop, plus Colliers Wood Tube Station is close by. The property is ideally suited for first time buyers and families looking to upsize with their growing family.

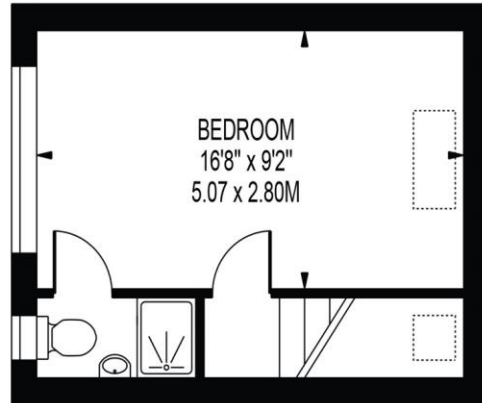
Belgrave Walk location is amazing for anyone looking to get into the city for work, as there are approx. six trams per hour to Wimbledon and Croydon, as well as easy access to Colliers Wood Tube Station providing the Northern Line into Central London.

Viewings are a must to fully appreciate the style and location of this property, call us today before its too late.

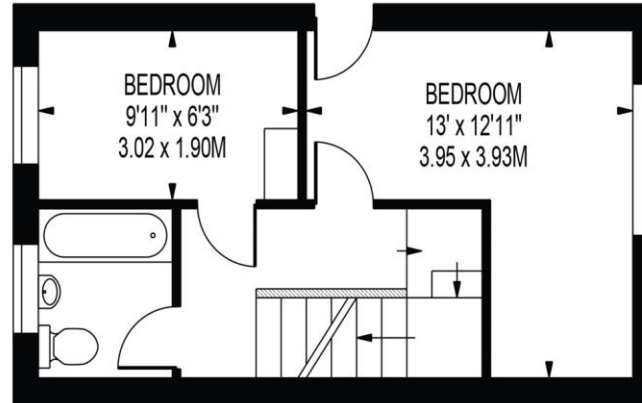


# BELGRAVE WALK

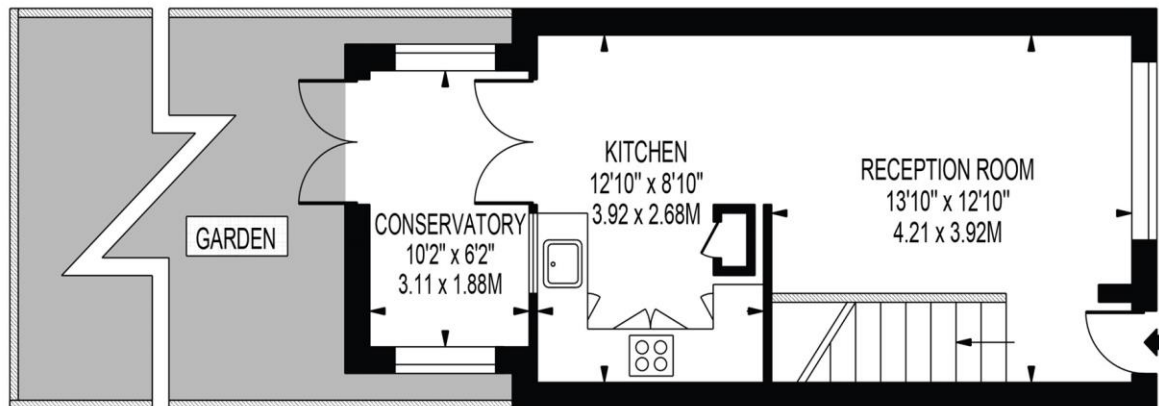
APPROXIMATE GROSS INTERNAL FLOOR AREA: 877 SQ FT - 81.48 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND 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

## Belgrave Walk, Mitcham

- Mid Terrace Family Home
- Three Good Size Bedrooms
- Recently Refurbished to a high Standard
- Good Size Family Home
- Close To Belgrave & Phipps Bridge Tram Stop

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

**£450,000**



**view this property online** [barnardmarcus.co.uk/Property/MTM108550](https://barnardmarcus.co.uk/Property/MTM108550)



Property Ref:  
MTM108550 - 0005

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 8646 1616**



[Mitcham@barnardmarcus.co.uk](mailto:Mitcham@barnardmarcus.co.uk)



1 Langdale Parade, Upper Green East,  
MITCHAM, Surrey, CR4 2PF



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**

Please note the marker reflects the  
postcode not the actual property