37f Grenfell Road, MITCHAM CR4 2BZ

barnard
marcus

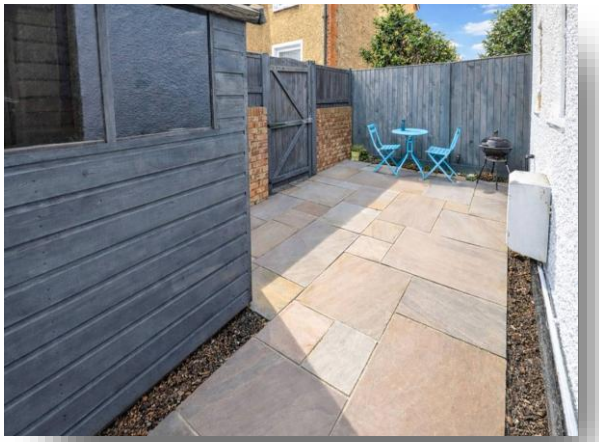
welcome to

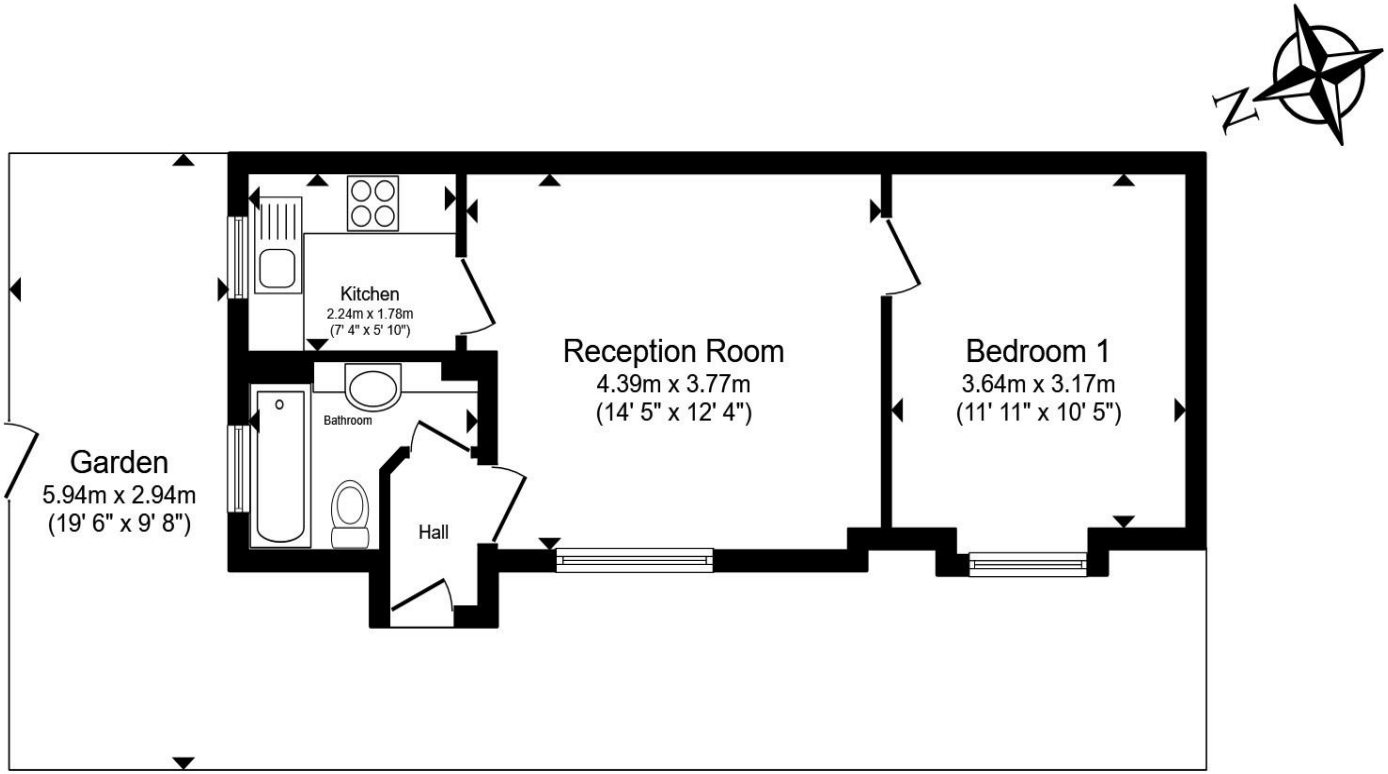
37f Grenfell Road, MITCHAM

Situated on the ever-popular Grenfell Road, this beautifully presented ground floor apartment offers a fantastic opportunity for buyers seeking a home that can be enjoyed from day one. Finished to a high standard throughout, the property is presented in ready-to-move-into condition and benefits from the added advantage of a share of freehold.

The accommodation provides bright and comfortable living space, complemented by private outdoor space, creating the ideal setting for both relaxing and entertaining. Whether you're a first-time buyer, downsizer, or investor, the property's condition and practicality make it an incredibly appealing proposition and it has a low monthly cost of £80.

Location is a standout feature. Grenfell Road is moments from the open green spaces of Figges Marsh, while Tooting Station is within easy reach, providing excellent rail links into Central London and beyond. Residents can also take advantage of the vibrant shops, restaurants, cafés, and amenities found throughout Tooting, making this a superbly connected South West London location.





Ground Floor

Total floor area 38.1 m² (410 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

barnard marcus

welcome to

37f Grenfell Road, MITCHAM

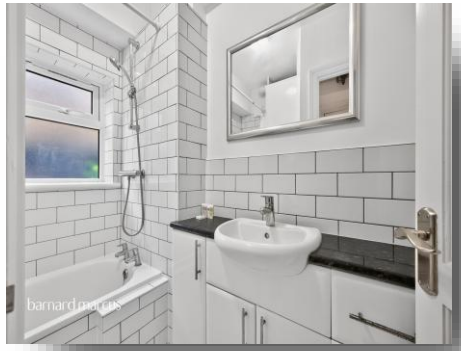
- Share of Freehold
- Ground Floor Apartment
- Private Outdoor Space
- Ready to Move Into
- Excellent Access to Tooting Station and Figges Marsh

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 960.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£250,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG109265

The Property Ombudsman

Property Ref:
TTG109265 - 0014

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

020 8682 1161

Tooting@barnardmarcus.co.uk

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

barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.