



**Mitcham Road, London SW17 9NT**



## ***Welcome to*** **Mitcham Road, London**

A high specification two double bedroom upper floor flat on Mitcham Road.

This property boasts a bright and spacious feel throughout with lots of natural light flooding through. Leading up the stairs you initially walk into the large open plan kitchen/living area which has Velux balcony, fully integrated modern kitchen including NEFF appliances and storage space. Access to the boarded loft space is via the landing with a drop-down ladder. There are two generous double bedrooms and a modern bathroom with three-piece suite. Other benefits to include contemporary secure video entry system, ample storage, outside secure bike storage and no onward chain.

Mitcham Road is set within easy reach of the plethora of shops, bars, restaurants and transport links available in Tooting Broadway. Transport links can be found at Tooting Broadway underground station (Norther Line direct access into the city via Bank or Waterloo) and Tooting Mainline station (direct access to London Blackfriars via Elephant and Castle)

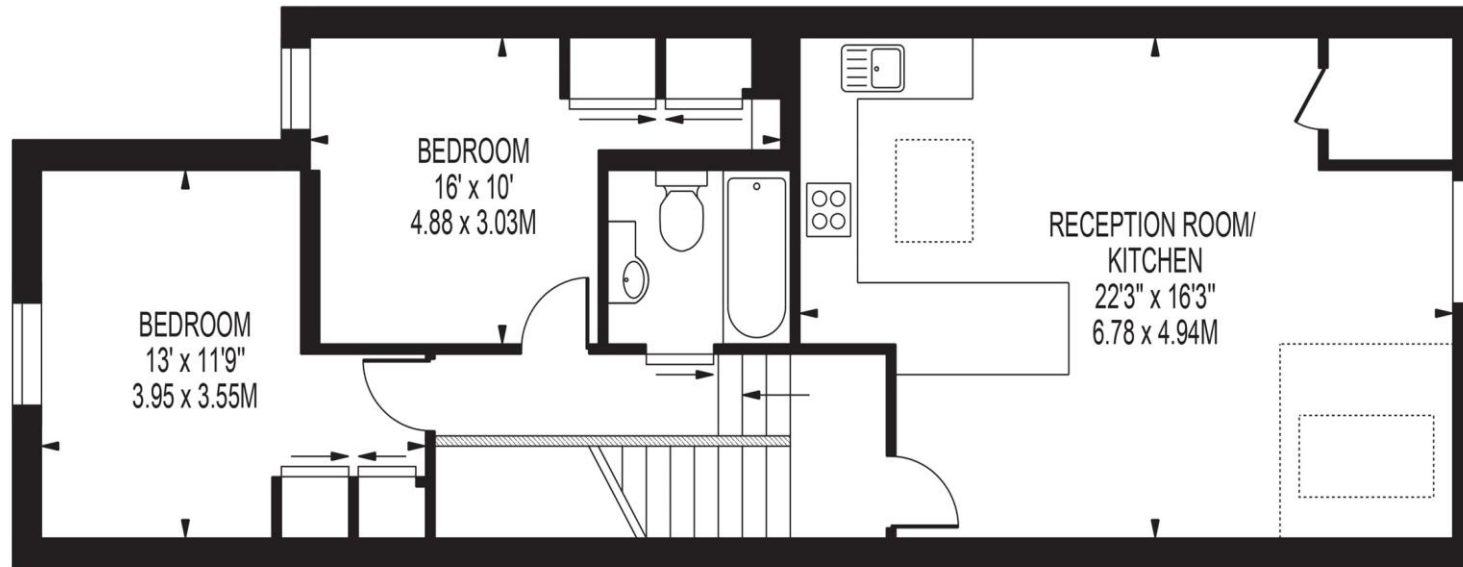


## MITCHAM ROAD

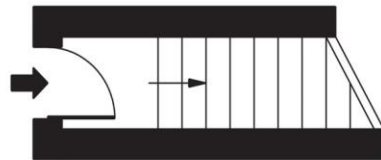
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 766 SQ FT - 71.18 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 37 SQ FT - 3.42 SQ M



SECOND FLOOR



FIRST FLOOR ENTRANCE

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**

## **Mitcham Road, London**

- Two double bedrooms
- High spec kitchen and bathroom
- Newly renovated in the recent years
- Velux Balcony
- CHAIN FREE!!!

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1000.00

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.

# £460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
TTG109025 - 0004

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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