



barnard marcus

**Mitcham Road, London SW17 9NT**





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

A high specification newly built one double bedroom with separate study, upper floor flat on Mitcham Road. The developer has already sold four in previous years which we have shared photo's for in this advert. We encourage buyers to take the opportunity and design their stunning new flat alongside our trusted developer.

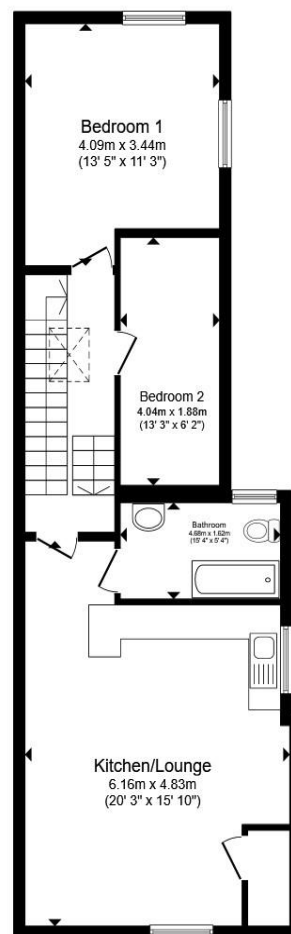
This property boasts a bright and spacious feel throughout with lots of natural light flooding through. Leading up the stairs you initially walk into the large open plan kitchen/living area which has Velux balcony, fully integrated modern kitchen including NEFF appliances and storage space. Access to the boarded loft space is via the landing with a drop-down ladder. There is a generous double bedroom, separate study room 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)





Ground Floor



First Floor



Total floor area 71.7 m<sup>2</sup> (772 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](http://www.propertybox.io)

**welcome to**

## **Mitcham Road, London**

- TAILOR YOUR HOME - EARLY RESERVATION ENCOURAGED
- Newly built
- One double bedroom with separate study
- Ideally located for transport
- CHAIN FREE!!!

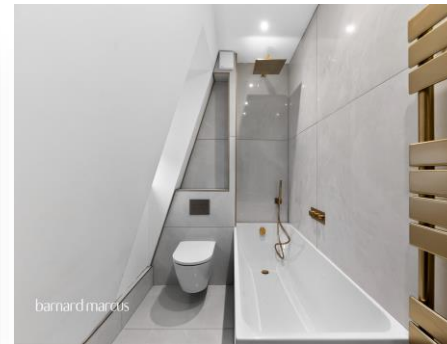
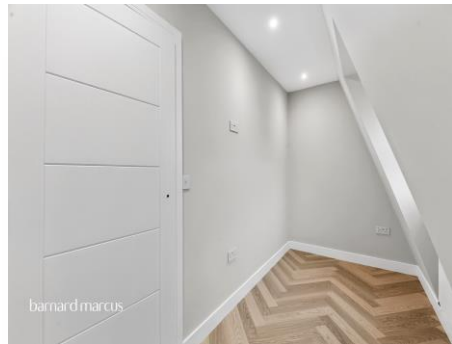
Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C 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.

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109010](https://barnardmarcus.co.uk/Property/TTG109010)



Property Ref:  
TTG109010 - 0008

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.



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