



barnard marcus

Caithness Road, Mitcham CR4 2EZ

welcome to

Caithness Road, Mitcham

A delightful two-bedroom ground-floor garden flat located on Caithness Road, in the heart of Mitcham. This well-presented residence offers bright and practical living accommodation, ideal for first-time buyers, downsizers, or investors. You are welcomed into a comfortable living room with ample natural light, a well-appointed kitchen and two good-sized bedrooms. Both bedrooms are served by a modern bathroom, while the property benefits further from direct access to a private garden, providing a peaceful outdoor space perfect for al fresco dining, relaxing, and gardening.

Caithness Road sits within a sought-after residential neighbourhood just off Streatham Road, conveniently placed for a wide range of local amenities along Mitcham Lane and central Mitcham. Shops, cafés, supermarkets and everyday services are all within easy walking distance, ensuring everyday convenience. For those who commute, Mitcham Eastfields, Tooting, and Streatham Common rail stations are close by, offering frequent and direct services into Central London. Numerous local bus routes add further connectivity across South London. The area is also well served by green spaces including Figges Marsh and nearby parks, contributing to its relaxed yet connected feel. With excellent local schools, transport and recreation options on your doorstep, this charming flat offers a fantastic opportunity to enjoy contemporary London living in a vibrant and improving locale.





welcome to

Caithness Road, Mitcham

- Two well-proportioned bedrooms
- Ground-floor flat with private garden
- Bright living space and functional layout
- Convenient access to local shops, cafés and amenities on Mitcham Lane
- Close to multiple transport links (rail & bus) for easy commuting

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B 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.

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MTM109779



Property Ref:
MTM109779 - 0002

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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