



barnard marcus

**Mitcham Lane, London SW16 6NU**



**welcome to**  
**Mitcham Lane, London**

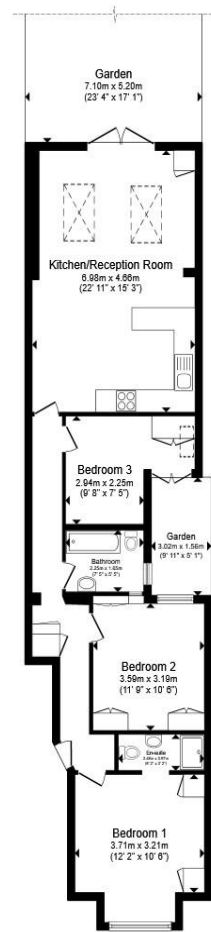
Recently decorated throughout, this spacious home provides bright and versatile accommodation ideal for first-time buyers, growing families, downsizers or investors alike.

The property benefits from a generous reception room, well-proportioned bedrooms, a modern kitchen and bathroom, along with excellent natural light throughout. The recent redecoration allows any incoming purchaser to move straight in with minimal fuss.

Perfectly located for the amenities of Streatham, Tooting and Furzedown, residents will enjoy a wide selection of independent cafés, supermarkets, bars and restaurants nearby. Excellent transport links can be found via Streatham Common, Streatham and Tooting stations offering convenient access into Central London, while multiple bus routes serve the surrounding areas. The green open spaces of Streatham Common and Tooting Bec Common are also within easy reach.

Early viewing is highly recommended.





**Ground Floor**



Total floor area 84.1 m<sup>2</sup> (905 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 Lane, London

- Three bedroom ground floor flat
- Recently decorated throughout
- Spacious and well-balanced accommodation
- No onward chain complications
- Excellent access to Streatham, Tooting & Furzedown amenities

Tenure: Leasehold EPC Rating: C

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.

# £525,000



**view this property online** [barnardmarcus.co.uk/Property/STM110669](https://www.barnardmarcus.co.uk/Property/STM110669)



Property Ref:  
STM110669 - 0003

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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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Please note the marker reflects the postcode not the actual property