



barnard marcus

**Park Avenue, Mitcham CR4 2ER**



## ***Welcome to*** **Park Avenue, Mitcham**

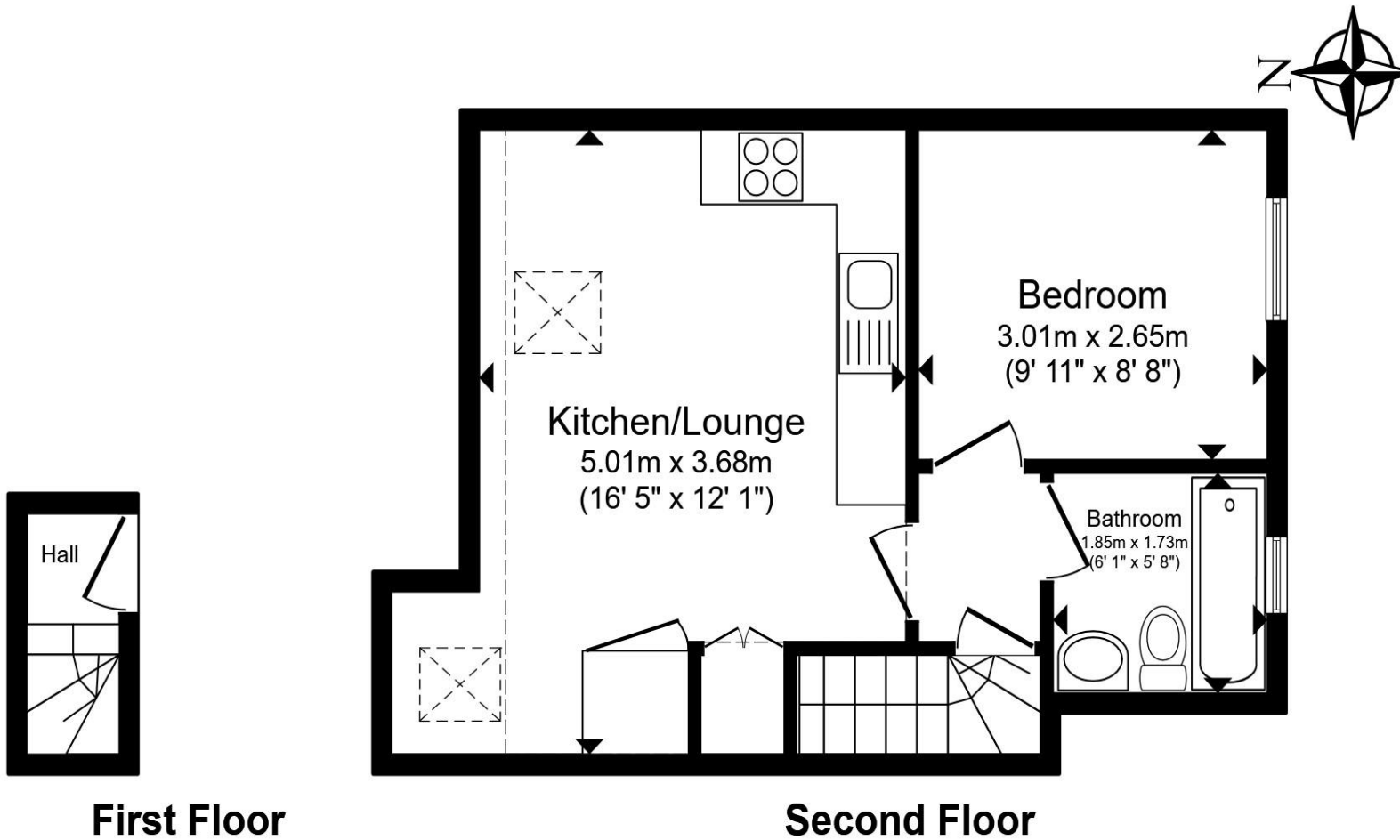
Situated on a highly sought-after residential road in North Mitcham, this well presented one-bedroom top floor flat offers comfortable and convenient living.

Ideally positioned on the borders of Tooting and Streatham, the property is within approximately half a mile of both Tooting and Eastfield's train stations. Residents also benefit from easy access to local shops, bus routes, and the green open spaces of Figges Marsh. The flat enjoys excellent natural light throughout, making it an ideal purchase for first time buyers or buy to let investors alike. Forming part of a 1930s period conversion, the property also offers potential for off road parking (subject to the necessary planning permissions).

Further benefits include double glazing and gas central heating, complemented by a newly installed combination boiler. The property is offered with an impressive 994-year lease and a share of freehold, with no maintenance charges or ground rent. Building insurance is shared equally, with each flat contributing approximately £200 per annum.

Available with immediate vacant possession. Early viewing is highly recommended.





Total floor area 35.6 m<sup>2</sup> (383 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

### Park Avenue, Mitcham

- Close to transport links
- One bedroom
- 1930s period conversion
- Long lease
- Double-glazing windows

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2018. 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

# £225,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/TTG109028](https://www.barnardmarcus.co.uk/Property/TTG109028)



Property Ref:  
TTG109028 - 0005

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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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