



barnard marcus

Bank Buildings Mitcham Lane, London SW16 6NG



welcome to

Bank Buildings Mitcham Lane, London

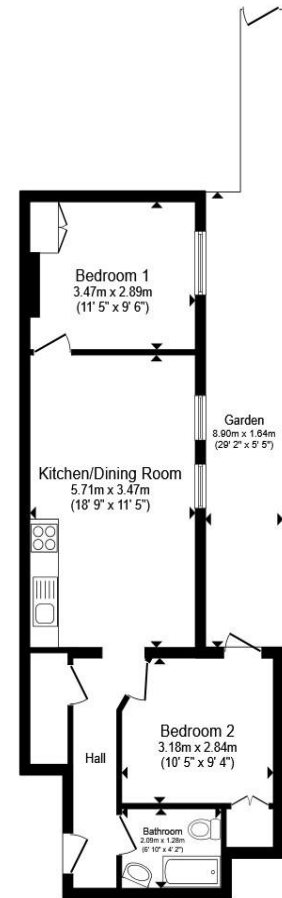
The accommodation comprises a bright and spacious reception room, a well-appointed kitchen, two well-proportioned bedrooms and a modern family bathroom. The standout feature is the direct access to the garden, providing valuable outdoor space for relaxing, entertaining or working from home during warmer months.

The location is a particular highlight. Situated on Mitcham Lane, the property enjoys easy access to the vibrant amenities of both Streatham and Tooting. Residents can take advantage of an excellent selection of independent cafés, restaurants, supermarkets, gyms and local shops, together with the popular Tooting Bec Common and Streatham Common nearby.

Commuters are exceptionally well served, with Streatham Common Station and Streatham Station both within easy reach, providing frequent services into London Victoria, London Bridge and the City. Tooting Station and Tooting Bec Underground Station (Northern Line) are also conveniently accessible, offering excellent connectivity across London. Numerous local bus routes operate along Mitcham Lane and the surrounding area.

Early viewing is highly recommended.





Ground Floor

Total floor area 50.8 m² (546 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



Agents Note;

The property has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

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- Two-bedroom ground floor apartment
- Direct access to private garden
- Good decorative order throughout
- One modern bathroom
- No onward chain complications

Tenure: Freehold EPC Rating: D
Council Tax Band: C

£350,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110662



Property Ref:
STM110662 - 0003

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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