



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.

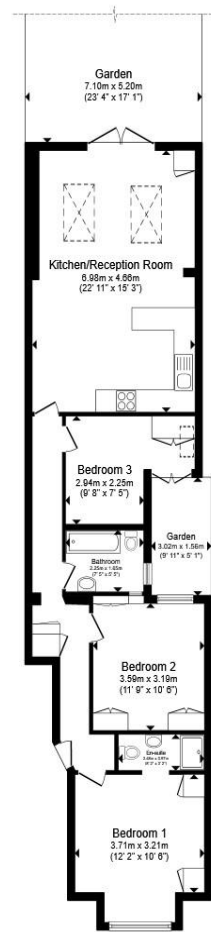
The property benefits from a generous reception room, well-proportioned bedrooms, a modern kitchen and bathroom, along with excellent natural light throughout. The recent redecoration allows any incoming purchaser to move straight in with minimal fuss.

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.

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.





Ground Floor



Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Total floor area 84.1 m² (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

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: 250.00

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



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110669



Property Ref:
STM110669 - 0004

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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