



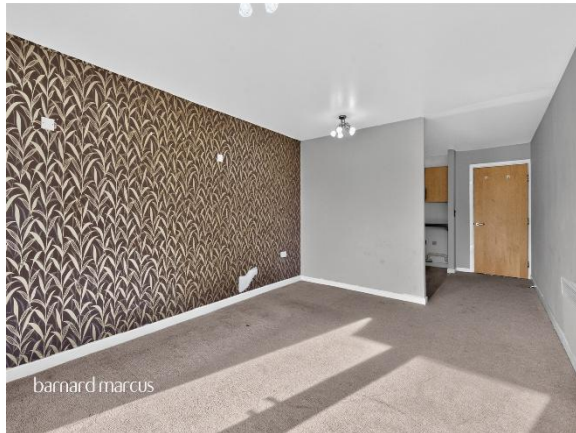
**Hurley Court Mitcham Road, LONDON SW17 9DE**

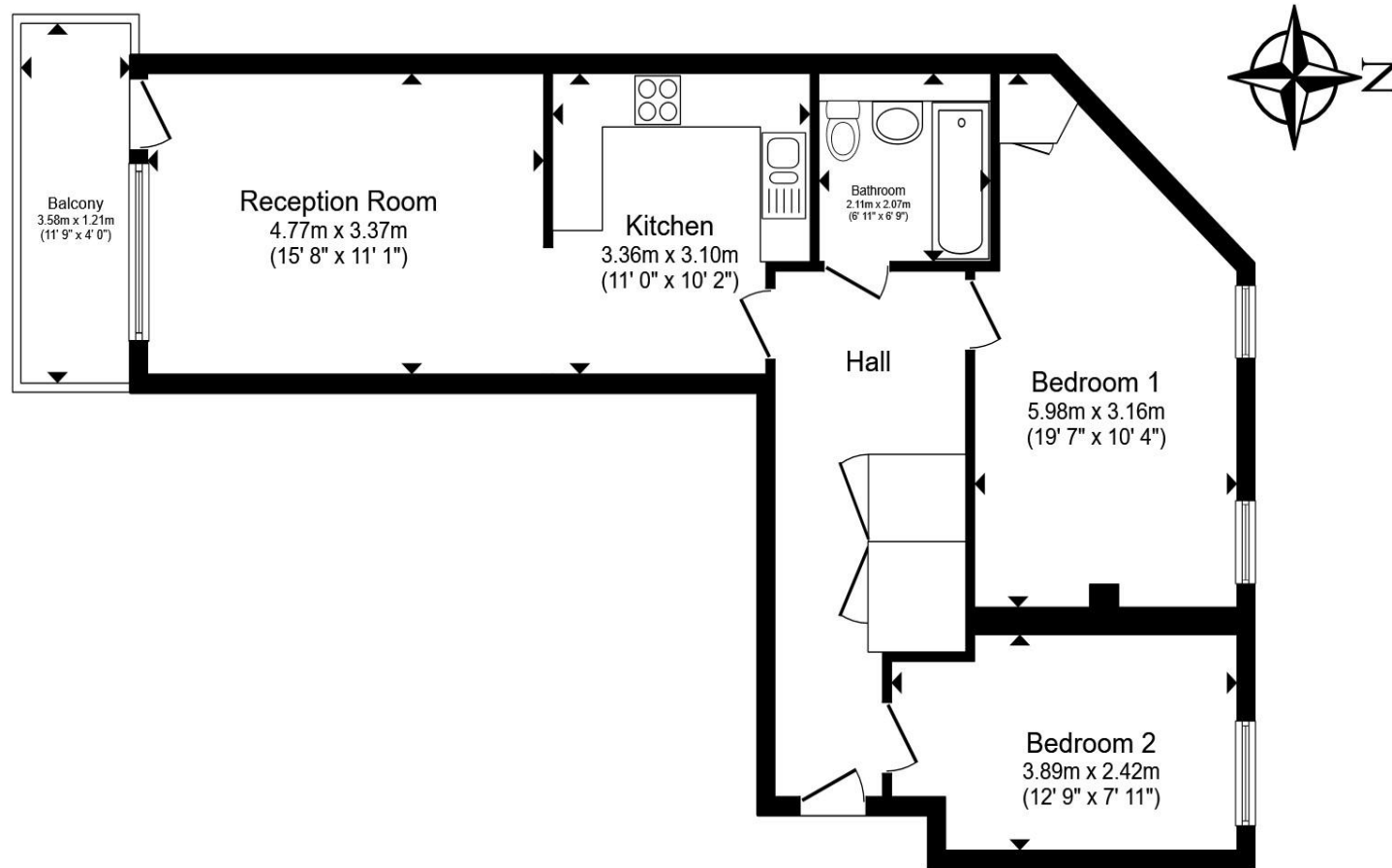
## ***Welcome to*** **Hurley Court Mitcham Road, LONDON**

Offered to the market chain free, this well-presented apartment is situated within the popular Hurley Court development and combines modern living with an exceptionally convenient location.

The spacious open-plan kitchen and reception room provides a bright and versatile living space, with direct access to a private balcony, creating the perfect spot to relax or entertain. The property is finished in a contemporary style throughout and is ready for its next owner to move straight in and enjoy.

Ideally located within easy reach of both Tooting Broadway Underground Station and Tooting Railway Station, the property benefits from fantastic transport links into Central London and beyond. With a 103-year lease and set within the London Borough of Wandsworth, this is an excellent opportunity for first-time buyers, downsizers, and investors looking to secure a well-connected home with strong long-term appeal.





## Ground Floor

Total floor area 70.1 m<sup>2</sup> (754 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**

## **Hurley Court Mitcham Road, LONDON**

- Key Features
- Chain Free
- Private Balcony
- 103-Year Lease
- Fantastic Transport Links

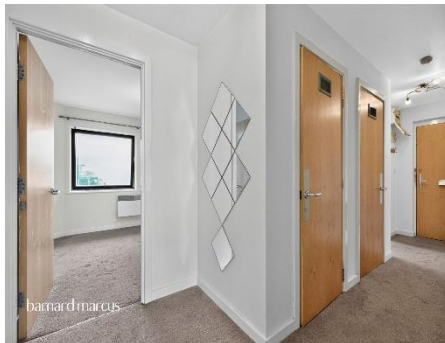
Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2604.00

Ground Rent: 200.00

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.

# £375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
TTG109266 - 0002

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