



London Road, Mitcham CR4 3LA

welcome to London Road, Mitcham

0.2 MILES FROM TOOTING STATION A beautifully presented four DOUBLE bedroom family house, arranged over three floors and benefiting from the possibility of self-contained top floor flat. The property comprises on the ground floor two SPACIOUS reception rooms and fully fitted kitchen / diner. The first floor houses two MASSIVE bedrooms, family bathroom with w/c and an additional SEPARATE w/c. the second floor currently arranged as a self- contained apartment which benefits from two DOUBLE bedrooms, shower room, separate w/c and kitchen.

This property benefits from a Front and rear garden and private balcony.



LONDON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1814 SQ FT • 168.54 SQ M

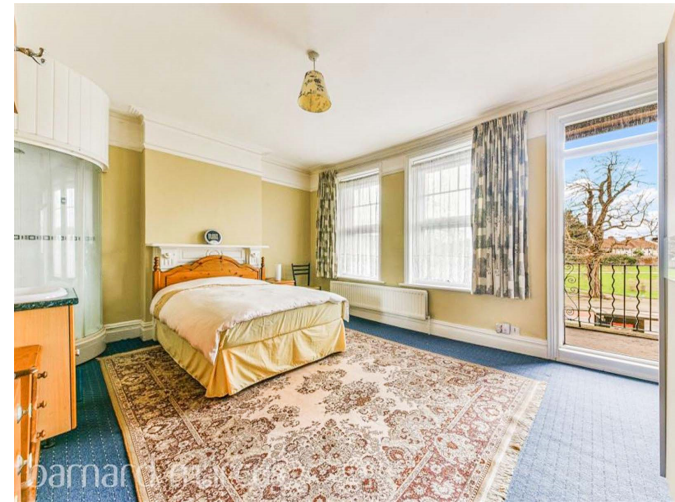
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE TOTAL INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 13 SQ FT • 1.20 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



welcome to

London Road, Mitcham

- 0.2 Miles From Tooting Station
- Close To Local Amenities
- Opposite Figges Marsh
- Four Double Bedrooms
- Fully Fitted Kitchen

Tenure: Freehold EPC Rating: E

offers in excess of

£800,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/TTG106820



Property Ref:
TTG106820 - 0015

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.

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