



Mitcham Lane, SW16

£275,000 *Leasehold*



KEY FEATURES

- Victorian Conversion Apartment
- Double Bedroom
- Bathroom
- Kitchen
- Reception
- Communal Gardens
- Resident's Parking
- Long Lease

Set within an attractive early Victorian semi-detached house that is well-maintained with tidy communal areas, the property is on the raised ground floor level and the accommodation is set towards the rear of the building giving peace and quiet whilst overlooking pretty communal gardens with a sunny south-facing aspect.

There is an entrance hall that leads to: a double bedroom with a large window to the side, a white bathroom with bath, wash hand basin and WC, as well as space for a washing machine. The bright reception room is 17ft wide and opens out to a large bay with three windows that overlook the mature gardens below. This leads to a fitted kitchen to the side which also has a bright window as well as ample fitted wall and base cabinets and an integrated oven and hob. There is a sink and tiled splashbacks. In addition to the shared gardens, there is parking at the property on a first come, first served basis.

Close to Tooting Bec Common & Lido and within easy reach of the Northern Line tube (Tooting Bec) and Streatham station (Thameslink to the

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020 8769 6699 | streatham@winkworth.co.uk

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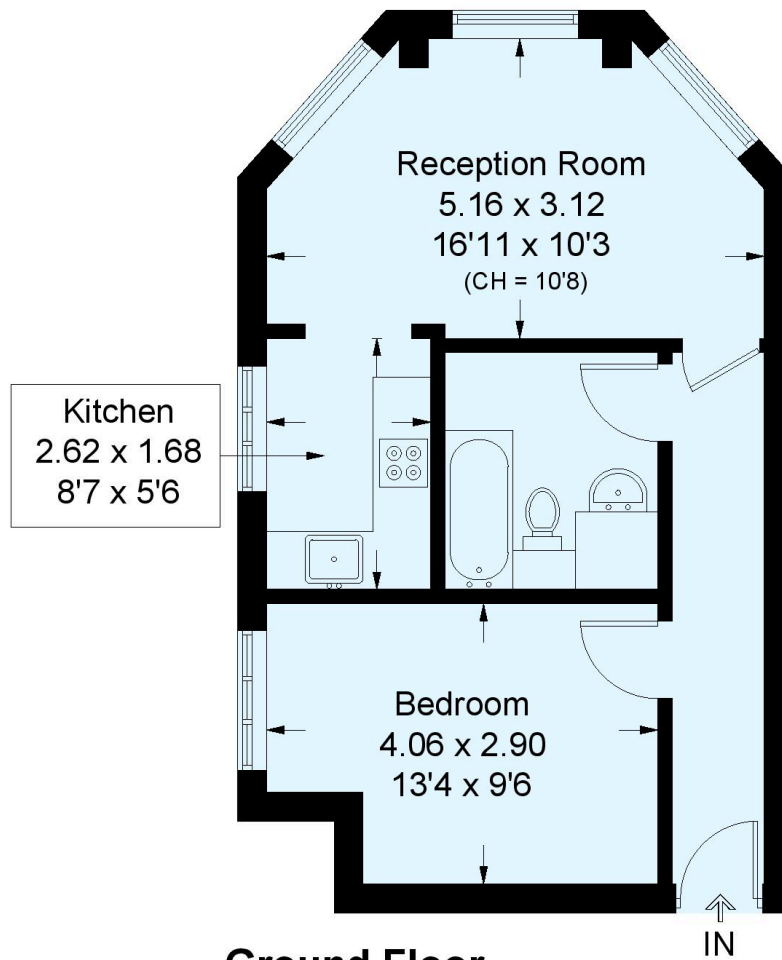
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Approximate Gross Internal Area = 42.1 sq m / 453 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID568969)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 138 year and 3 months

Service Charge: £2478 per annum

Council Tax Band: B

EPC rating: D

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