



## Mitcham Lane, SW16

£525,000 *Freehold*



### KEY FEATURES

- Two double bedrooms
- Private garden
- Off-street parking
- Spacious living area
- Modern bathroom suite
- Contemporary kitchen
- Excellent transport links

Tucked away in the sought-after Furzedown area, this charming and beautifully presented two-bedroom house offers a wonderful balance of comfort and convenience.

The property features two double bedrooms, a sleek and contemporary bathroom suite, and a bright, spacious living area that flows seamlessly to a private garden—ideal for both entertaining and relaxing. A modern kitchen completes the home, while the added benefit of off-street parking enhances day-to-day ease.

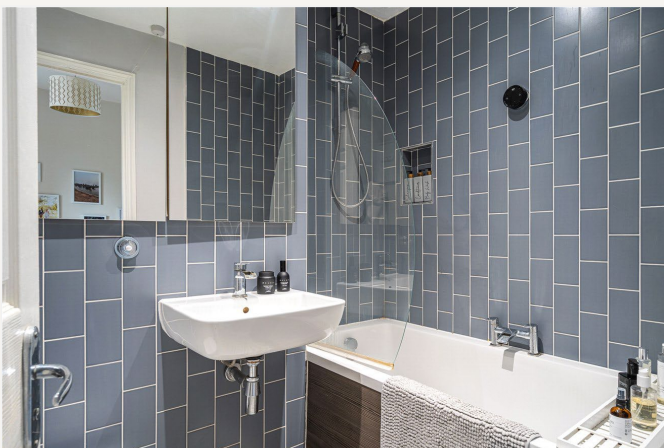
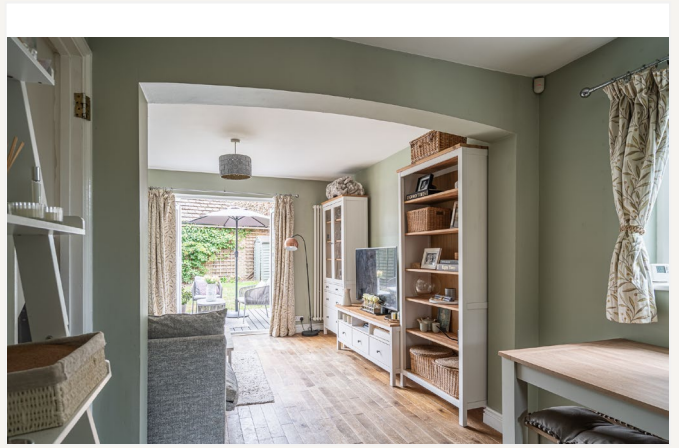
Mitcham Lane is perfectly positioned between Streatham and Tooting, with a wealth of local amenities, independent cafés, and green spaces close by. Excellent transport options are available with Streatham and Streatham Common stations within walking distance, alongside frequent bus services through Streatham, Tooting, and beyond. Tooting Broadway Underground is also a short commute away.

### Streatham

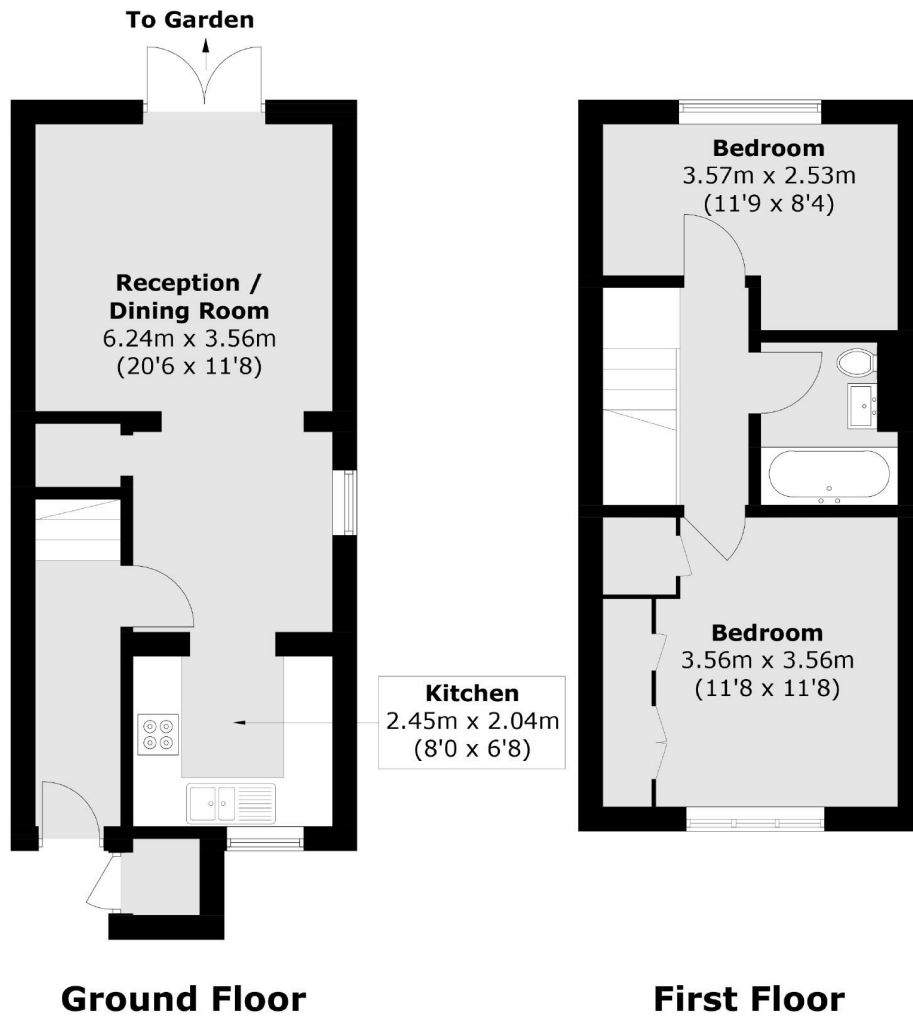
020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

**Winkworth**

for every step...







Approx Internal Area: 62.2 sq. m (669.5 sq. ft)  
 External Cupboard: 0.9 sq. m (9.7 sq. ft)  
 Total: 63.1 sq. m (679.2 sq. ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** D  
**EPC rating:** C

**Streatham**

020 8769 6699 | streatham@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.