



## Mitcham Lane, SW16

Offers in excess of £500,000 *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.

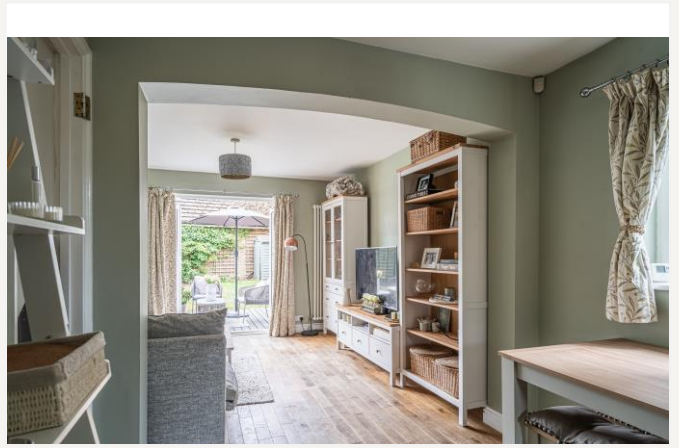
### Streatham

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

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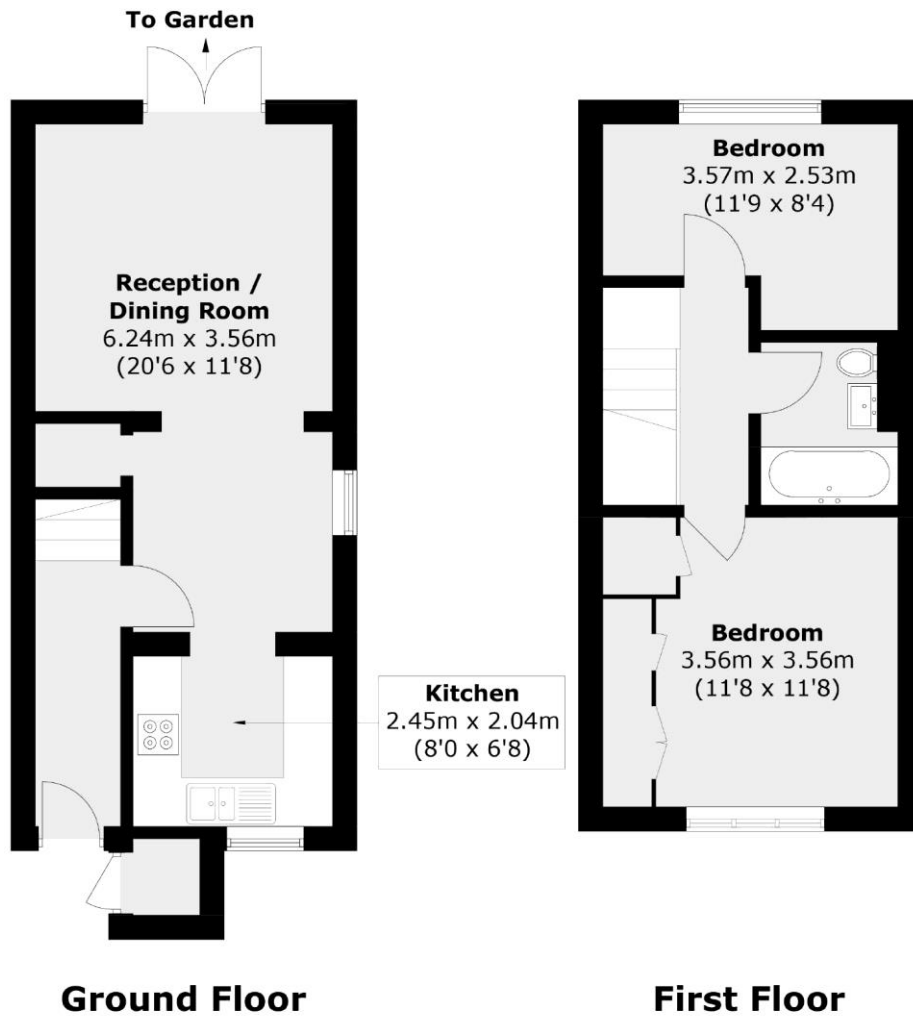












Approx Internal Area: 62.2 sq. m (669.5 sq. ft)  
 External Cupboard: 0.9 sq. m (9.7 sq. ft)  
 Total: 63.1 sq. m (679.2 sq. ft)

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

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