



MITCHAM ROAD, SW17  
£385,000 TO BE ADVISED

## TWO BEDROOM APARTMENT WITH A PRIVATE BALCONY

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## DESCRIPTION:

A well presented, bright, and spacious two-bedroom flat that offers an inviting open-plan living experience. The property features a integrated kitchen that seamlessly flows into the reception room, which opens onto a private terrace.

Mitcham Road, located in the SW17 postcode of Tooting, South West London, is a familiar road in the vibrant London Borough of Wandsworth. The street benefits from excellent transport links. Tooting Broadway Station (0.6 miles) on the Northern Line is nearby, providing quick connections to central London, while Tooting National Rail Station (0.1 miles) offers rail services towards London Bridge and Wimbledon. A variety of bus routes also serve the area.

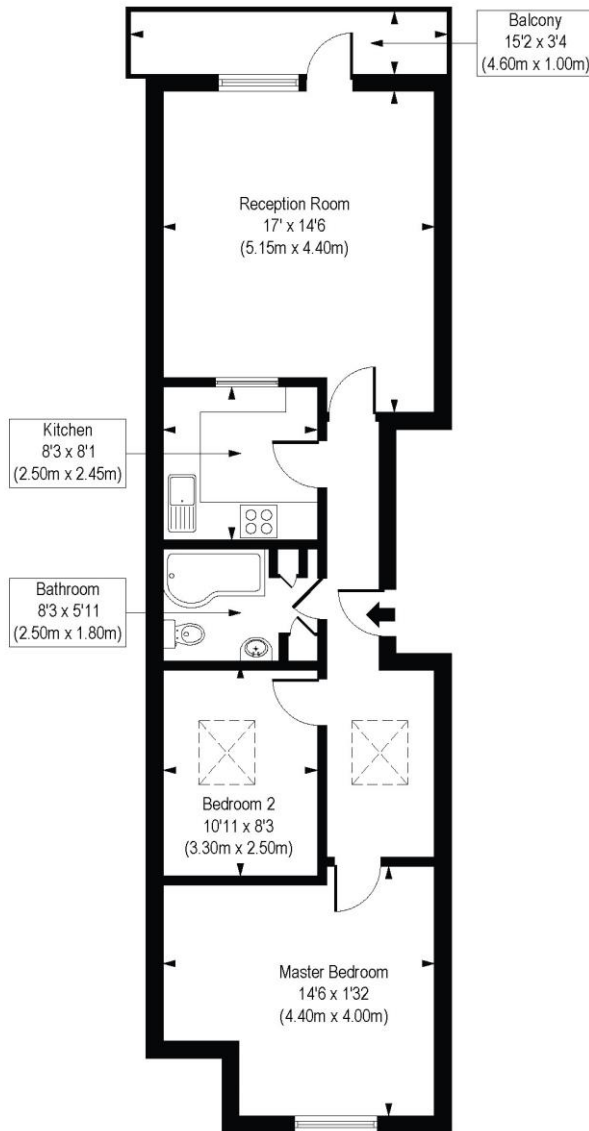
Well-positioned for access to a range of local amenities, including independent shops, cafes, and supermarkets. Tooting Market and the vibrant high street offer a variety of global cuisines. Just a short walk from Mitcham Road, Tooting Bec Common provides ample green space for outdoor activities, as well as the famous Tooting Bec Lido, one of the largest outdoor pools in the UK.

Wandsworth Council Tax Band: C



# Mitcham Road, SW17

Approx. Gross Internal Floor Area 723 sq. ft / 67.17 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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

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