

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Oakmead Place, Mitcham, CR4 3RU

Two Bedroom Flat

Well Presented

No Chain

£270,000 Leasehold

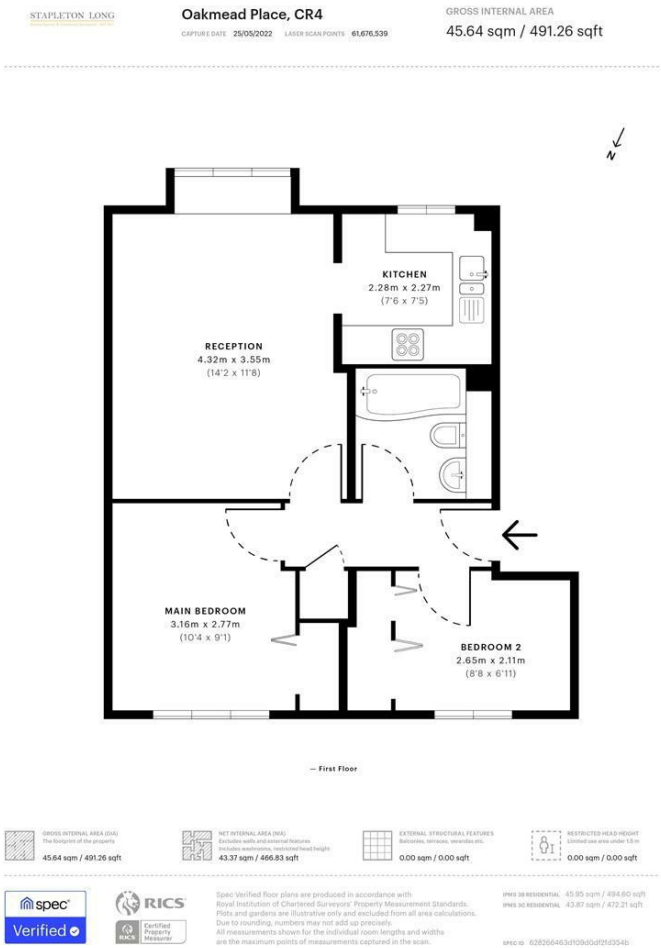
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

This fantastic first floor purpose built flat located on the popular Oakmead Place development, comprising of entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom. Other benefits include allocated parking and no onward chain.

Viewings highly recommended



GROSS INTERNAL AREA (GIA)

45.64 sqm / 491.26 sqft

NET INTERNAL AREA (NIA)

43.37 sqm / 466.83 sqft

EXTERNAL STRUCTURAL FEATURES

0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT

0.00 sqm / 0.00 sqft

spec

Verified

RICS

Certified Property Measurement

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

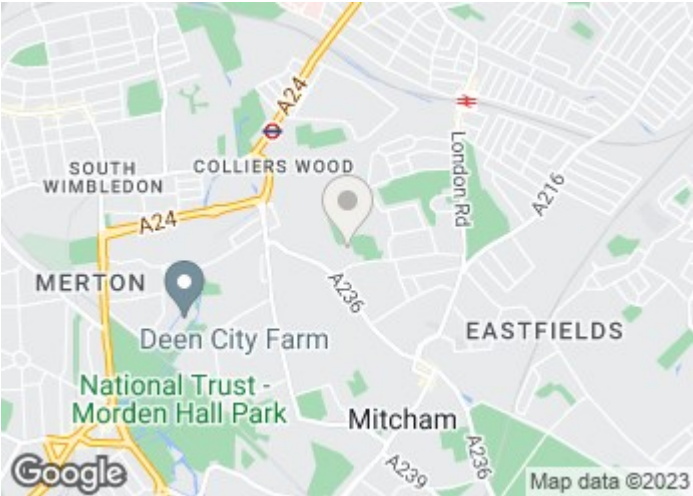
SPIN 3D MEASUREMENT 45.95 sqm / 494.60 sqft

SPIN 3D RECONSTRUCTION 43.87 sqm / 472.21 sqft

WPP ID: 43826646370565042945540

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Please Note: All dimensions are approximate and are quoted for guidance only. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We have been advised by the vendor of the freehold/leasehold status of the property and you should have this, together with any other information provided concerning the tenure of the property, checked by your solicitor. The position regarding fixtures and fittings and, where the property has been extended/converted, the position regarding planning approval and building regulation compliance, should also be checked by your solicitor. These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interest parties must themselves verify their accuracy.

Lease Term Remaining: 96 Years
Ground Rent - £122.40
Service Charge - £1000
Council Tax band: C

