

# STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



**Oakmead Place, Mitcham, CR4 3RU**

**Two Bedroom Flat**

**Well Presented**

**No Chain**

**£275,000 Leasehold**

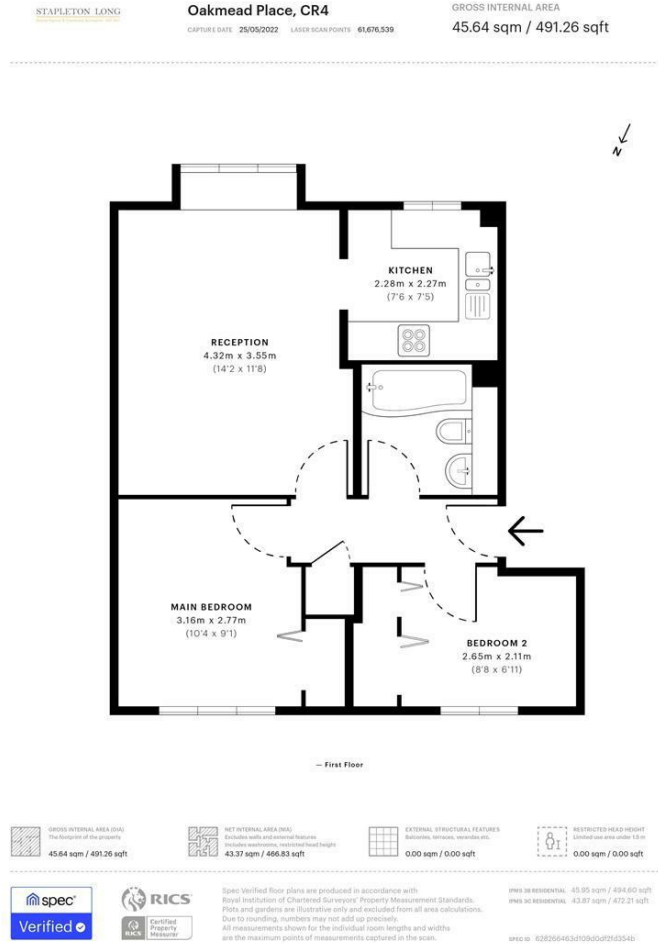
**TO VIEW THIS PROPERTY CALL: 020 8670 9111**

Email: [norwood.sales@stapletonlong.co.uk](mailto:norwood.sales@stapletonlong.co.uk)

[www.stapletonlong.co.uk](http://www.stapletonlong.co.uk)

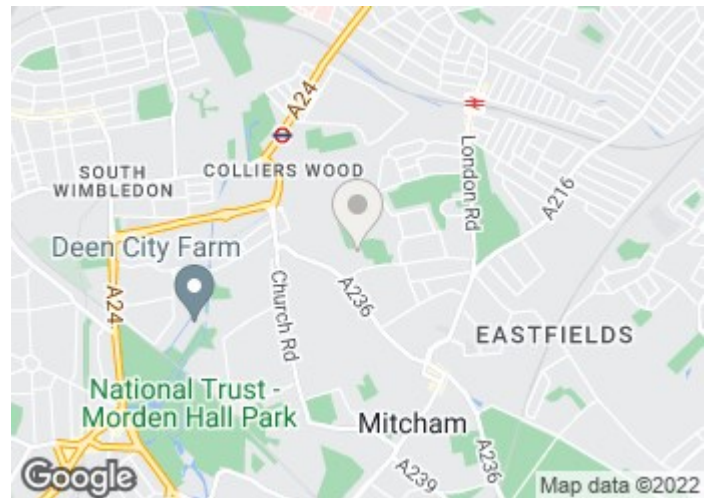
This fantastic first floor purpose built flat located on the popular Oakmead Place development, comprising of entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom. Other benefits include allocated parking and no onward chain.

Viewings highly recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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

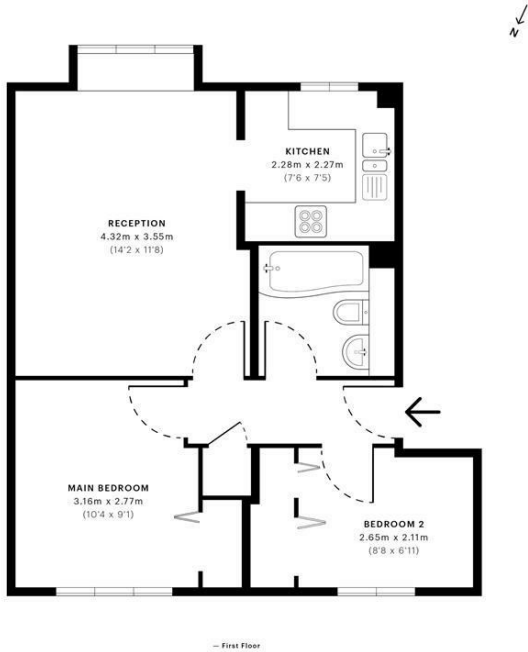
STAPLETON LONG

Oakmead Place, CR4

CAPTURE DATE: 25/05/2022 LASER SCAN POINTS: 61,676,539

GROSS INTERNAL AREA

45.64 sqm / 491.26 sqft



GROSS INTERNAL AREA (GIA) The floor to the property 45.64 sqm / 491.26 sqft	NET INTERNAL AREA (NIA) Excludes walls and external features Includes balconies, mezzanine levels 43.37 sqm / 466.83 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft	RESTRICTED HEAD HEIGHT Standard use area under 1.5m 0.00 sqm / 0.00 sqft
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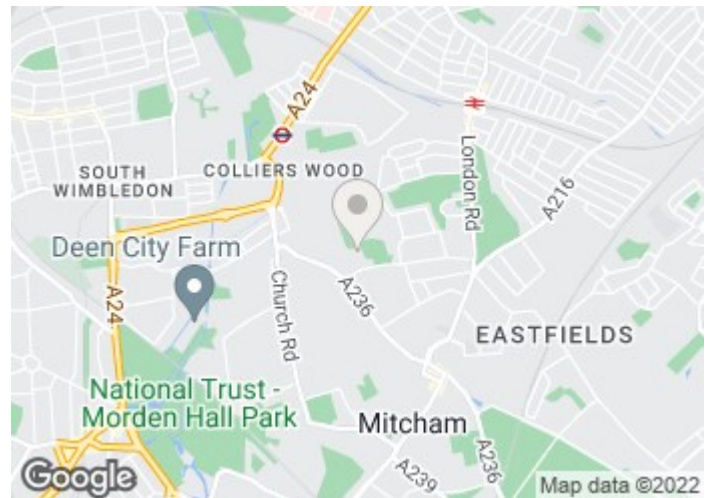


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPMS 3B assessment: 43.95 sqm / 472.80 sqft  
 IPMS 3C assessment: 43.87 sqm / 472.21 sqft  
 IPMS ID: 62835644531094502143544

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