

STAPLETON LONG

Estate Agents & Chartered Surveyors

EST 1907



Oakmead Place, Mitcham, CR4 3RU

Two Bedroom Flat

Well Presented

No Chain

£290,000 Leasehold

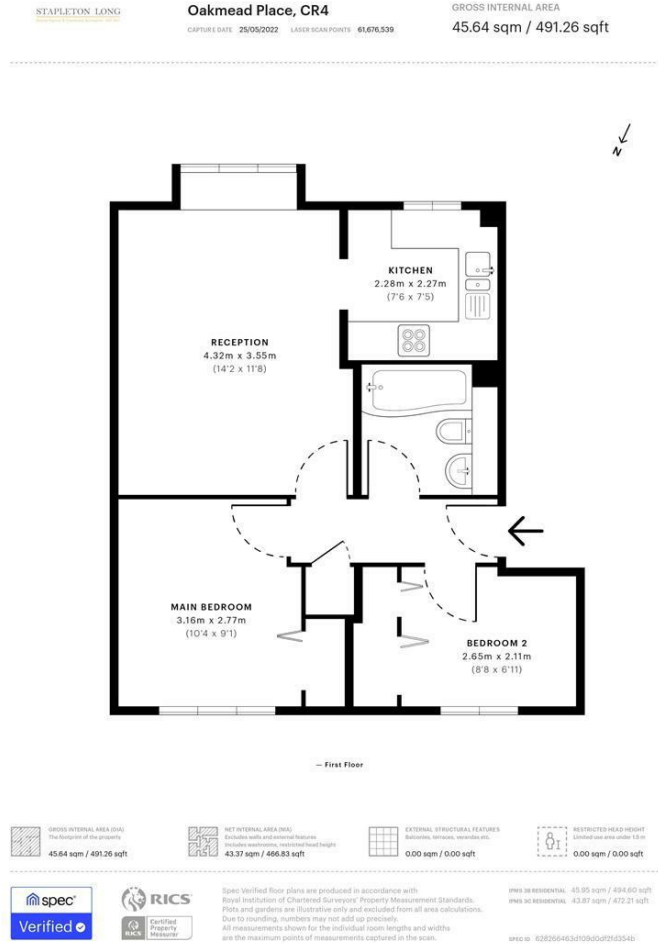
TO VIEW THIS PROPERTY CALL: 020 8670 9111

Email: norwood.sales@stapletonlong.co.uk

www.stapletonlong.co.uk

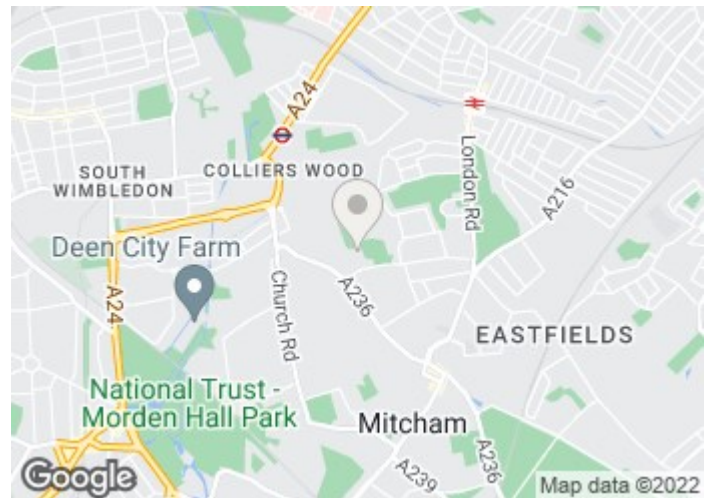
This fantastic first floor purpose built flat located on the popular Oakmead Place development, comprising of entrance hall, lounge, fitted kitchen, two bedrooms and a bathroom. Other benefits include allocated parking and no onward chain.

Viewings highly recommended



| 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

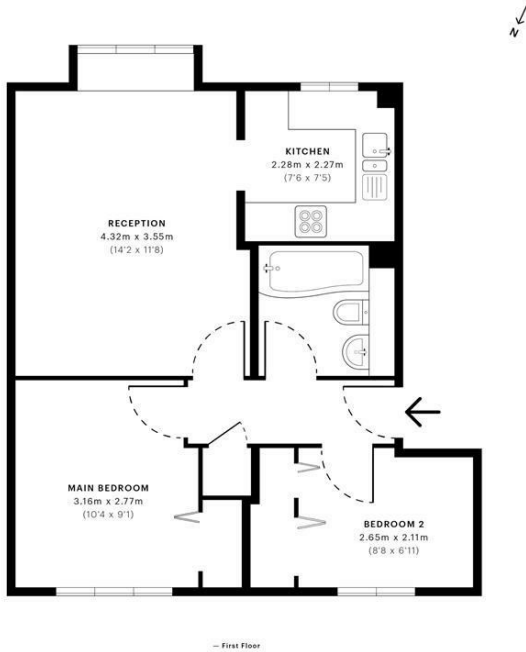
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Oakmead Place, CR4

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-floor area of 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 |
|---|--|--|--|

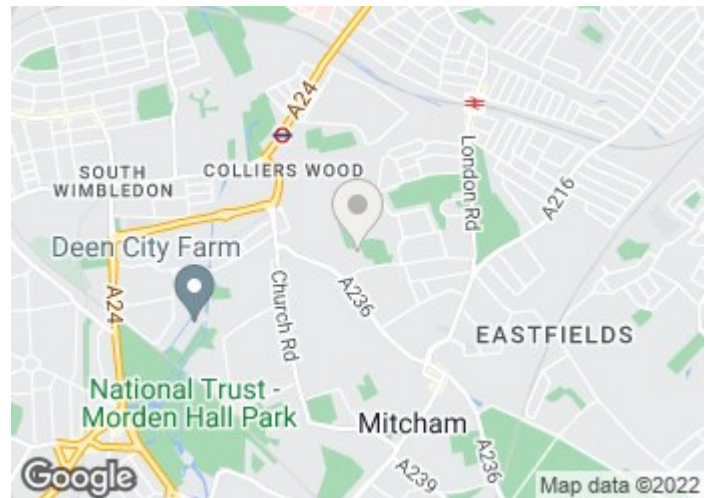


Speci Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the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

IPMS 3B Residential: 43.95 sqm / 472.21 sqft
 IPMS 3B Residential: 43.87 sqm / 472.21 sqft
 IPMS ID: 62835644531094502143344

| Energy Efficiency Rating | | Current | Potential |
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| (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 | | | |
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| (81-91) B | | | |
| (69-80) C | | | |
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