



**TOOMEY**  
ESTATE AGENTS



## Oak Lodge Talbot Close Mitcham

**£235,000**  
Leasehold

Step into this beautifully presented third floor apartment, where contemporary style meets everyday convenience. Flooded with natural light and finished to a high standard, it offers true turnkey living.

The bright open plan lounge flows seamlessly into a modern kitchen with high gloss units, an electric hob and oven, and space for an integrated dishwasher and washing machine—perfect for entertaining or unwinding after a long day. The generous double bedroom comfortably accommodates a king size bed and storage, while the sleek, white bathroom completes the layout. Life at Oak Lodge brings added ease, with The Daily Fresh store on site for quick essentials and the wide green spaces of Mitcham Common just moments away. The property also benefits from an extended lease of approximately 175 years and an allocated parking bay.

With Mitcham Tram Stop and Mitcham Eastfields (Zone 3) within close reach—offering fast links to London Victoria—this apartment is an ideal first time buy or investment opportunity.



- Extended Lease • Allocated Parking Bay • Local Shops and Transport Links • Ideal First Time Buy or Investment • Proximity to Mitcham Common • Double Bedroom • Open Plan Living/Kitchen Area

#### ENTRANCE HALL

Heat network radiator, cupboard housing hot water interchange unit (HIU), storage cupboard, laminate floor

#### LIVING ROOM

UPVC double glazed window, heat network radiator, laminate floor (open plan to kitchen)

#### KITCHEN

Range of base/eye level units, fitted electric hob and oven, extractor hood, 1 1/2 sink/drainers, space for integrated dishwasher & washing machine, tiled floor (open plan to living room)

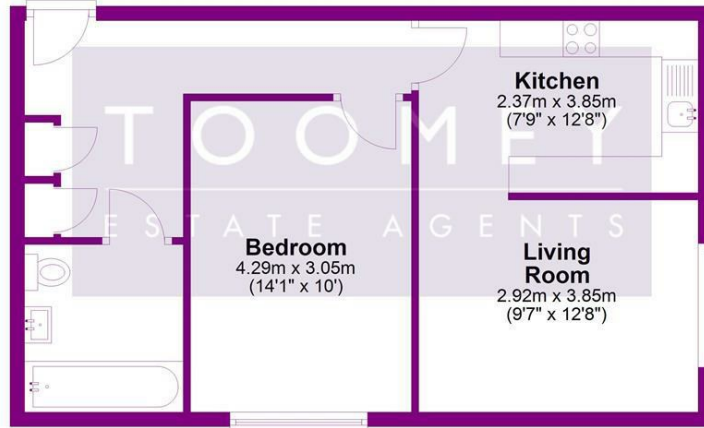
#### BEDROOM

UPVC double glazed window, heat network radiator, newly carpeted floor



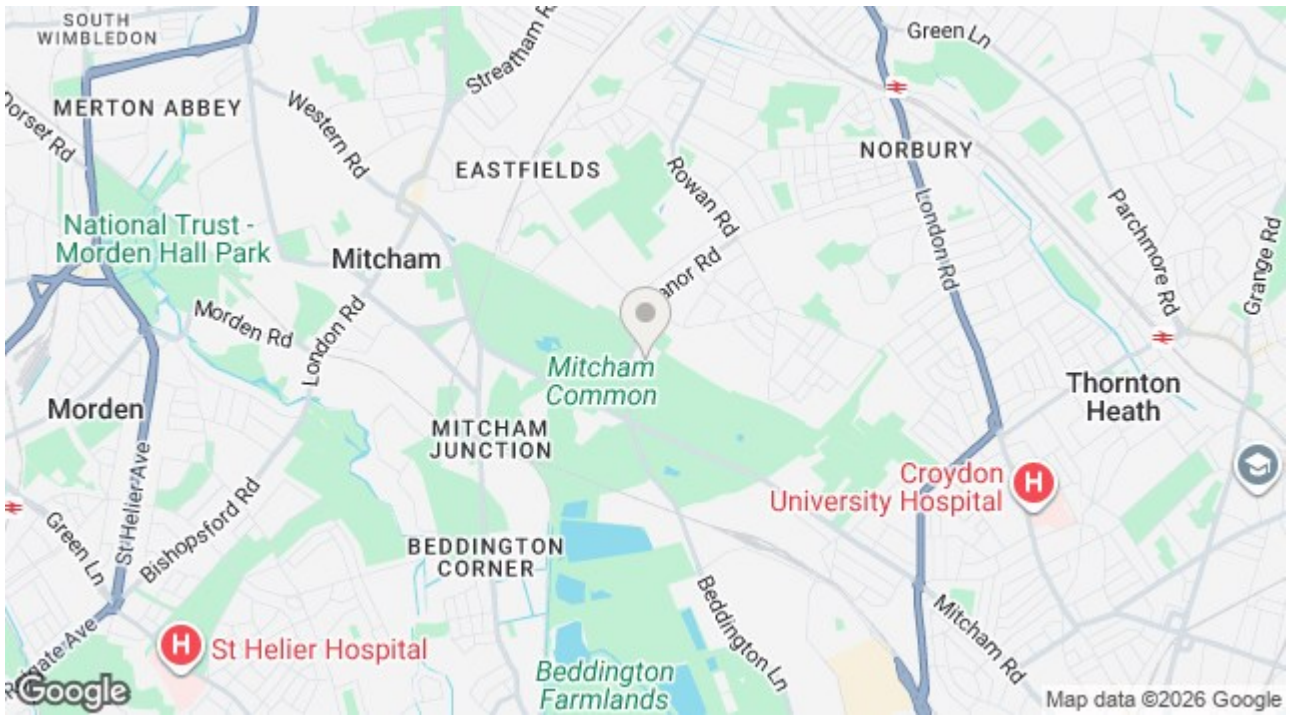
## Ground Floor

Approx. 50.1 sq. metres (539.2 sq. feet)



Total area: approx. 50.1 sq. metres (539.2 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            | <b>81</b>                  | <b>81</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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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