

ADDRESS:	293 Mitcham Road, Tooting, SW17 9JQ					
DATE:	14/08/2024					
Produced By:	Gabriel Cunningham					
						<b>Dexters</b>
PLOT	FLOOR	BEDS	SQM	SQFT	ON MARKET £	£/SQFT
1	G	1	58.0	624	£475,000	£761
2	1	Studio	37.0	398	£350,000	£879
3	G	1	58.0	624	£475,000	£761
4	G	1	58.0	624	£475,000	£761
5	G	2	77.0	829	£600,000	£724
6	G	2	77.0	829	£600,000	£724
7	G	3	97.0	1,044	£700,000	£671
8	1	3	82.0	882	£650,000	£737
				<b>5853</b>	<b>£4,325,000</b>	

#### Notes & General Assumptions

These figures are given as a guide for marketing only. They may not be used as a formal valuation, which falls outside the remit of our instructions and are based on the assumption that the property will contain no structural defects or onerous restrictions or covenants that could adversely affect the saleability. Final sales figures are subject to specification and prevailing market conditions.

- 1) A freehold or long leasehold interest of not less than 150 years un-expired.
- 2) Ground rents and service charges, commensurate with the development, location and government policy.
- 3) A high-quality internal specification and quality of finishing in accordance with market expectations.
- 4) A 10 year warranty.
- 5) Parking Allocations inline with brief and where expected.
- 6) Private & Social tenures inline with brief.