

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**21 Bruce Road, Mitcham, CR4 2BJ**

**£1,550 Per month**

A well-presented one-bedroom garden flat close to local amenities and Tooting overground train station.

London Borough of Merton: Council Tax B £1,381.69 2022/23

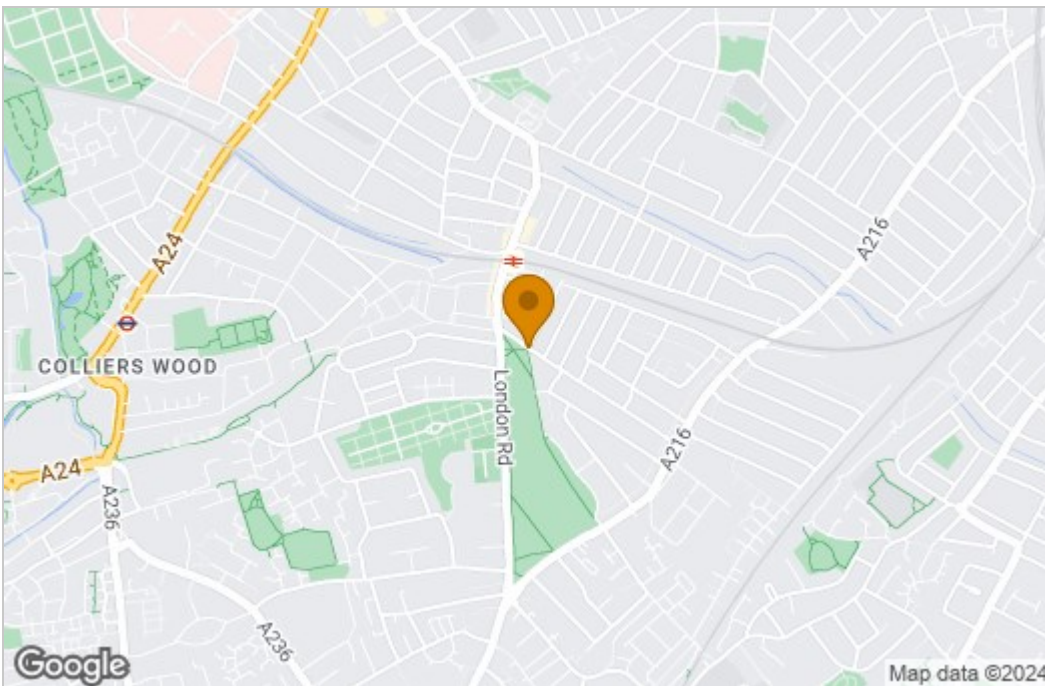


# Floor Plan



Total area: approx. 51.4 sq. metres (553.0 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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