



**PRINCESS LODGE, CHURCH ROAD  
LONDON CR4**

***£300,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

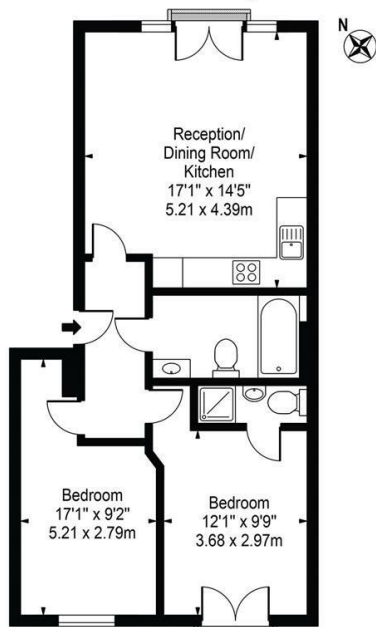
Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**

Princess Court,  
Church Road, Mitcham, CR4 3BF  
Approx. Gross Internal Area 644 Sq Ft - 59.83 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## Description

First floor flat with secure off street parking situated within a purpose built residential development.

Comprises open plan lounge / kitchen, master bedroom with en suite, second bedroom and family bathroom.

The property is well located for good schools and transport links with Underground and Tramlink stations close by

## Important information

Lease: 106 yrs remaining

Ground Rent: £250 pa

Service Charge: £2,133 pa

Council Tax: Merton Band D



## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email  
[info@csj.eu.com](mailto:info@csj.eu.com)

## THE SMALL PRINT

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- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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**Christopher St James**  
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