



**PRINCESS LODGE, CHURCH ROAD
LONDON CR4**

Offers In Excess Of £250,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

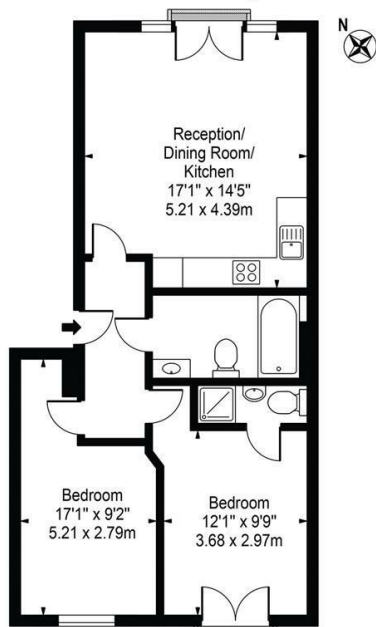
Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

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

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street Colliers
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com