



**44 SUMMERHILL WAY, MITCHAM,
LONDON, CR4 2NJ**

Guide Price £150,000 Leasehold



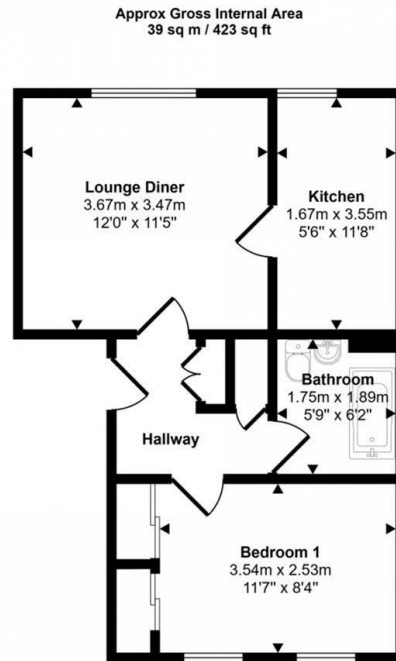
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Description

One bedroom flat situated on the first floor of this purpose built development
The current owners began works and have re decorated throughout leaving a blank canvas for the new owners to complete to their individual tastes

Location

Located within easy walking distance of Mitcham Eastfields Station, offering direct access to London Victoria, this flat is ideally positioned for commuters. Residents also enjoy close proximity to the open green spaces of Figges Marsh, as well as a wide range of local amenities, shops, and cafes.

Mitcham Eastfields Station - 0.3 miles

Tooting Station - 0.6 miles

Colliers Wood Station - 1.0 miles

Important information

EPC Rating: F (potential C)

Council tax: Merton Band C

Leasehold - 99 years from 1st August 1990 (approximately 64 years unexpired)

The current ground rent is £130 per annum. The forecast service charge to YE 30.09.25 is £1,757.67 and the reserve fund to YE 30.09.25 is £854.77.

Terms

Guide price £150,000

Viewing

A selection of block viewing dates are available and can be arranged via CSJ 020 8296 1270 or Savills

THE SMALL PRINT

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