



**St. James Road, Mitcham CR4**

**£425,000 Share of Freehold**

Welcome to this beautifully presented 2-bedroom split-level flat in the heart of Tooting. Offering modern living in a highly sought-after location, this property is just a short walk from Tooting Overground Station, ensuring quick and easy access to central London and beyond.

The flat is set across two levels, providing a spacious and versatile living space. The large, airy living room boasts ample natural light, creating a warm and inviting atmosphere, perfect for both relaxing and entertaining. The well-appointed kitchen is fully equipped with modern appliances and plenty of storage, making it ideal for those who love to cook.

Upstairs, you'll find two generous bedrooms, each offering plenty of space for wardrobes and additional storage. The master bedroom includes an en-suite bathroom, while the second bedroom is serviced by a stylish family bathroom, both featuring contemporary fittings and finishes.

This property is offered with a share of the freehold, giving you greater control and peace of mind. The flat is in excellent condition throughout, with a neutral décor that will appeal to a range of buyers.

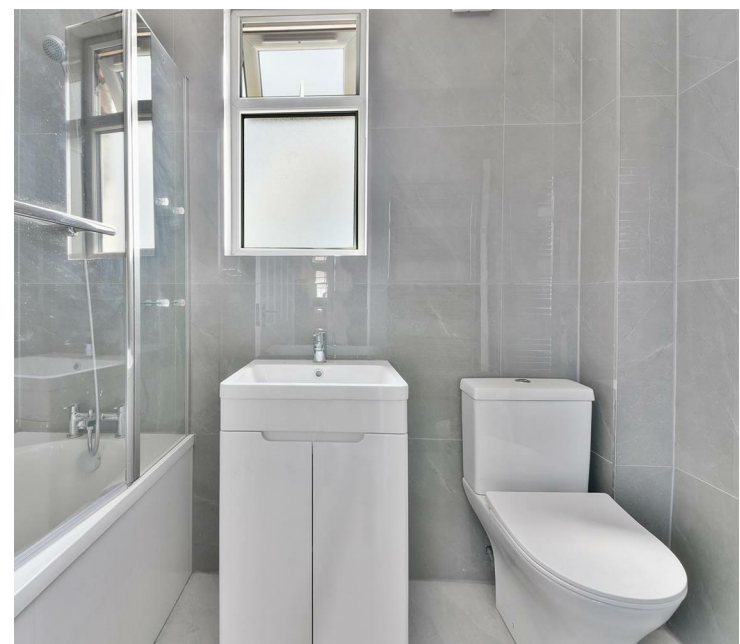
**\*\*Key Features:\*\***

- **\*\*Prime Location:\*\*** Close to shops, cafes, and amenities in Tooting.
- **\*\*Excellent Transport Links:\*\*** Minutes from Tooting Overground Station.
- **\*\*Modern Interiors:\*\*** Stylish, well-maintained, and move-in ready.
- **\*\*Two Bathrooms:\*\*** En-suite in the master bedroom and a separate family bathroom.
- **\*\*Split-Level Living:\*\*** Spacious and flexible layout.
- **\*\*Share of Freehold:\*\*** Offering long-term security.

Don't miss out on the chance to own this fantastic property in one of Tooting's most desirable areas. Ideal for first-time buyers, couples, or investors.

**\*\*Contact Us Today to Arrange a Viewing!\*\***

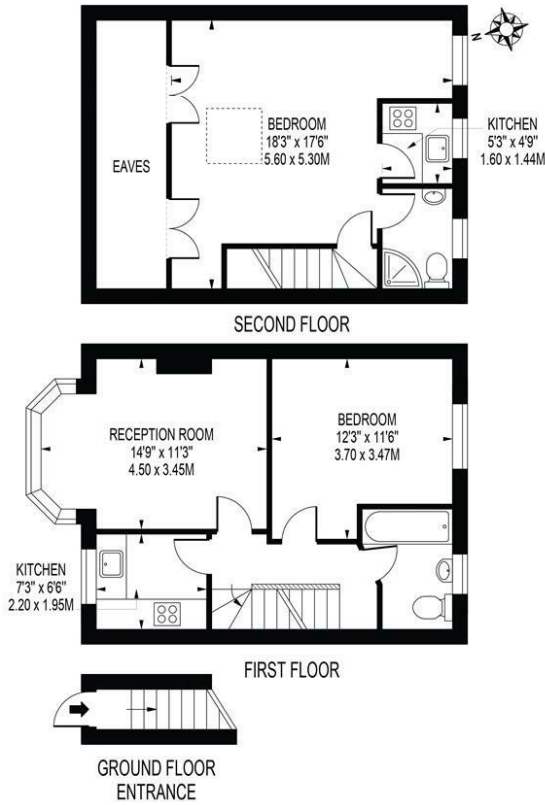
- **First Floor Flat**
- **2 Double bedroom**
- **Separate Kitchen**
- **Split Level**
- **Chain Free**
- **Share Of Freehold**
- **Very Good Condition**
- **Close to Amenities**
- **Seconds Away from Figges Marsh Park**
- **Excellent Transport Links**



### ST. JAME'S ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 872 SQ FT - 81.01 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 81 SQ FT - 7.56 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

