



**FLAT B, 236 MITCHAM ROAD, TOOTING,
LONDON, SW17 9NT**

£425,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

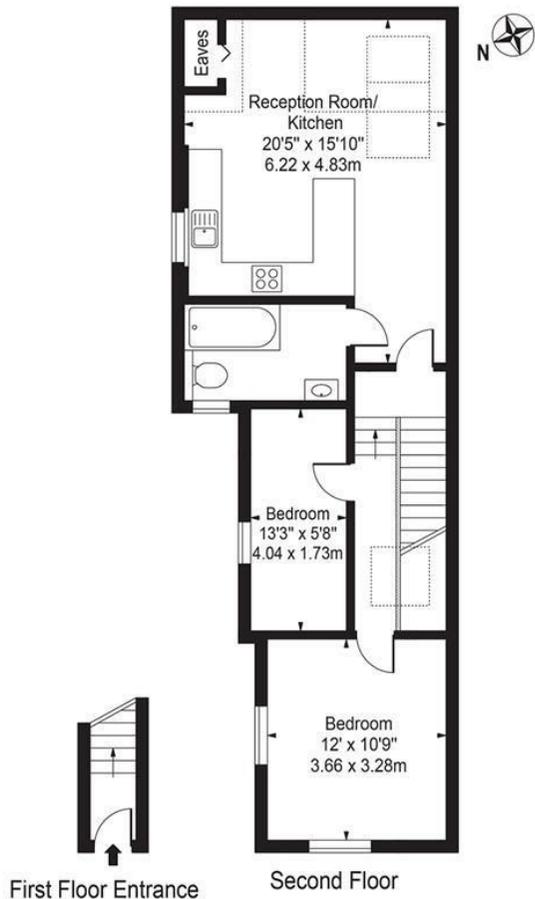
www.csj.eu.com

info@csj.eu.com

Mitcham Road, SW17 9NT

Approx. Total Internal Area 675 Sq Ft - 62.71 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 609 Sq Ft - 56.58 Sq M
(Excluding Eaves Storage & Restricted Height Area)



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

A newly built two-bedroom flat located on the second floor. The property boasts a light open-plan kitchen and lounge with ample storage, a spacious double bedroom, a smaller room ideal as a study, and a stylish modern bathroom. Secure video entry system and outside bike storage.

Location

Ideally located on Mitcham Road, the property is surrounded by a wide selection of shops, cafés, restaurants, and bars. Excellent transport links are close at hand, with Tooting Broadway Underground Station (Northern Line) just a 10-minute walk away, while Tooting National Rail Station is only 3 minutes away, offering fast connections via Thameslink.

Important info

Chain Free
Tenure: Leasehold
EPC: tbc
Council Tax Band: C
Service charge: tbc
Ground rent: tbc

VIEWINGS

Viewings available daily
Please contact our residential team on 020 8296 1270 alternatively by email
info@csj.eu.com



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

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