



SUMMERHILL WAY,  
MITCHAM LONDON CR4 2NJ

*£250,000 Leasehold*



CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

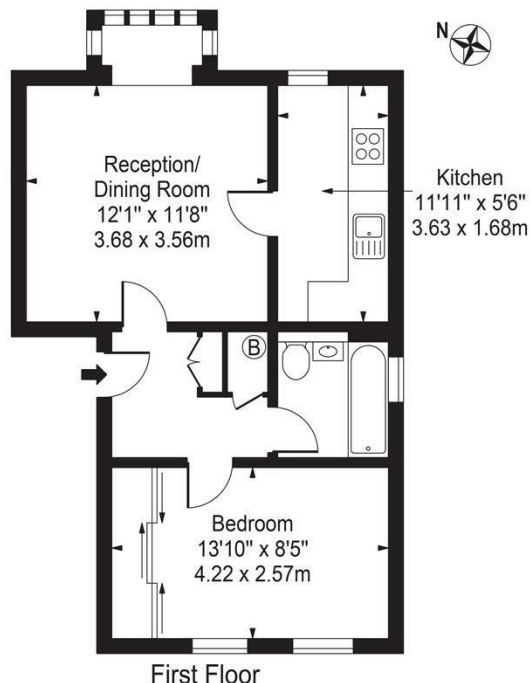
020 8296 1270

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

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

Summerhill Way,  
Mitcham, CR4 2NJ

Approx. Gross Internal Area 442 Sq Ft - 41.06 Sq M



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

\*\* Fully refurbished throughout to include New windows, Kitchen and bathroom \*\*  
Purpose built flat situated on the first floor comprises reception room, separate kitchen, double bedroom with built in wardrobes and family bathroom.  
Ideal for first time buyers and buy to let investors.

## 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: Awaiting new rating following refurbishment

Council tax: Merton Band C

Leasehold - New lease is just being finalised 153 yrs with £0 ground rent

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.

## Viewing

Contact sole agents CSJ Property 020 8296 1270



## 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



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