



1A & 1B WALTON WAY, MITCHAM, LONDON, CR4
1HQ

Price Guide £499,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com



Description

Freehold investment opportunity comprising two brand new one-bedroom flats over ground and first floors

Rental income estimated at £33,600 which represents a yield of 6 % based on current guide price

Location

The property is within a residential area opposite the green spaces of Mitcham Common and just East of Mitcham Town Centre

Mitcham Eastfields BR Station is approximately 15 mins walk away and is served by Thameslink and Southern providing quick services to the City

Terms

For Sale by Online Auction - Guide Price £560,000 (Terms and Conditions Apply)



Christopher St James
61 High Street Colliers
London
SW19 2JF

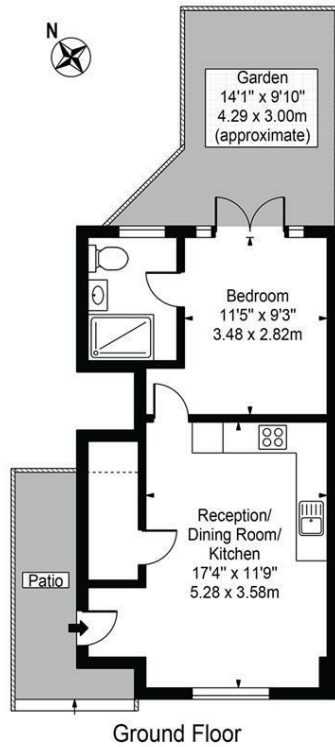


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Walton Way,
Mitcham, Surrey, CR4 1HQ
Approx. Gross Internal Area 425 Sq Ft - 39.48 Sq M

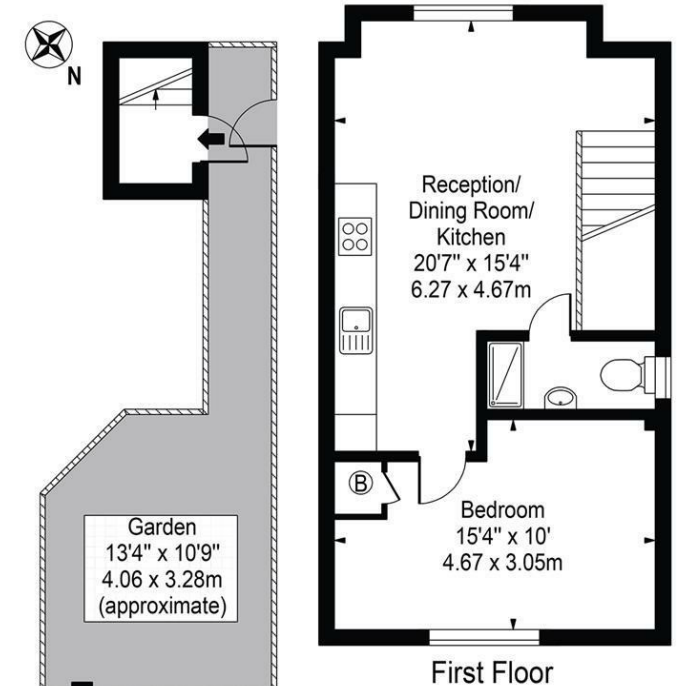


Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

Walton Way,
Mitcham, Surrey, CR4 1HQ
Approx. Gross Internal Area 455 Sq Ft - 42.27 Sq M



Ground Floor Entrance

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VIEWINGS

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

THE SMALL PRINT

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- 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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