



**FIRST FLOOR, 1B WALTON WAY, MITCHAM,  
LONDON, CR4 1HQ**

***£1,450 PCM***



**CHRISTOPHER ST. JAMES**  
Established 1976

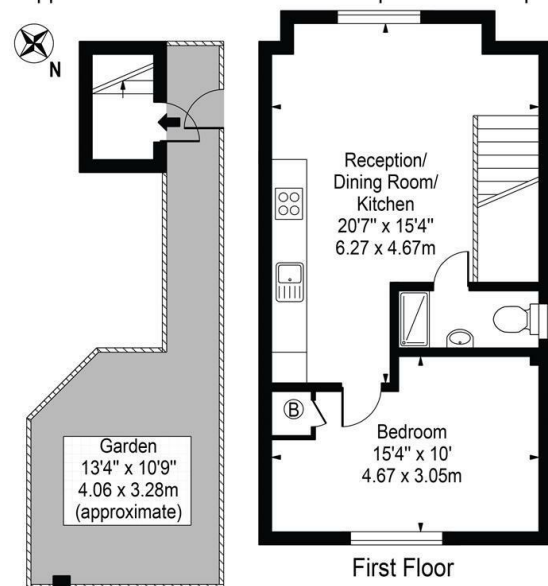
Residential / Commercial / Land & Development

**020 8296 1270**

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

**[lettings@csj.eu.com](mailto:lettings@csj.eu.com)**

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



Ground Floor Entrance

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

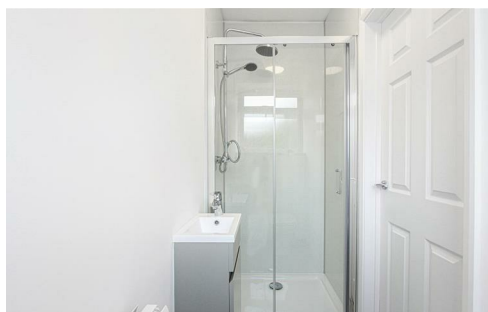
New build first floor apartment comprising open plan lounge / kitchen, bedroom and shower room

The property also benefits from private garden space and off street parking.

EPC Rating: C

Merton Council Tax Band: B

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



## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

lettings@csj.eu.com

## 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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