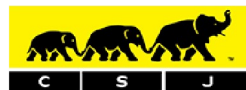




**HEATHFIELD DRIVE, COLLIERS WOOD  
BORDER  
LONDON CB1  
Guide Price £225,000 Leasehold**



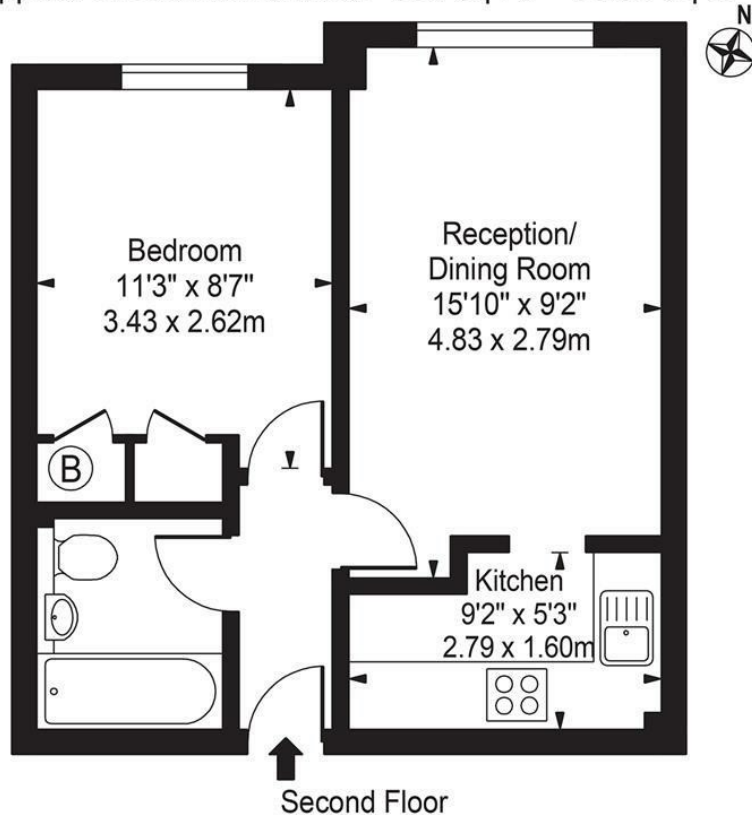
**CHRISTOPHER ST. JAMES**  
Established 1976

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)**



Heathfield Drive,  
Mitcham, CR4 3RJ  
Approx. Gross Internal Area 362 Sq Ft - 33.63 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

Ideal for first time buyers and investors.

A second floor purpose built flat comprising lounge, kitchen, bedroom and family bathroom.

Heathfield Drive is in Mitcham, south London. It's in a residential area with good transport links. Mitcham Junction station is nearby, offering trains to central London. Several bus routes serve the area. Local amenities and green spaces like Mitcham Common are accessible.

EPC Rating: D

Merton Council Tax Band: B

## 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		
69-80	C		77   C
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

## 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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