



## PRINCESS LODGE, MITCHAM CR4

***£300,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

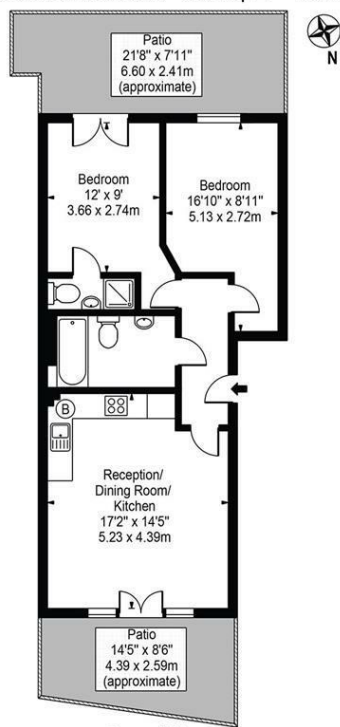
**020 8296 1270**

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Princess Lodge,  
Church Road,  
Mitcham, CR4 3BF  
Approx. Gross Internal Area 633 Sq Ft - 58.81 Sq M



Ground Floor

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 ground floor garden flat situated within a purpose built development benefitting from outside space and secure underground parking.

The property comprises open plan lounge / kitchen, two bedrooms, two bathrooms (one en suite)

EPC Rating: C

Council Tax: Merton Band D

Lease: 106 yrs remain

Service charge: £2,200 p/a

Ground rent: tbc

## Location

Transport links

Colliers Wood Underground close by

Tram stops at Belgrave Walk and Mitcham Junction with services to Wimbledon and Croydon.

Rail services from Mitcham Junction and Mitcham Eastfields to central London stations.

Frequent local buses to Mitcham, Colliers Wood, Tooting and Morden.

Road access to the A217, A23 and onwards to central London, Surrey and the M25.

## Local area

Short distance to shops, cafes, supermarkets and everyday services in Mitcham.

Range of local schools and community facilities nearby.

Easy access to Mitcham Common and Cricket Green, providing open space and a pleasant setting.

## Viewings

Contact sole agents

Christopher St James 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.

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