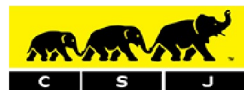




**FLAT B, 236 MITCHAM ROAD, TOOTING,
LONDON, SW17 9NT**

£400,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

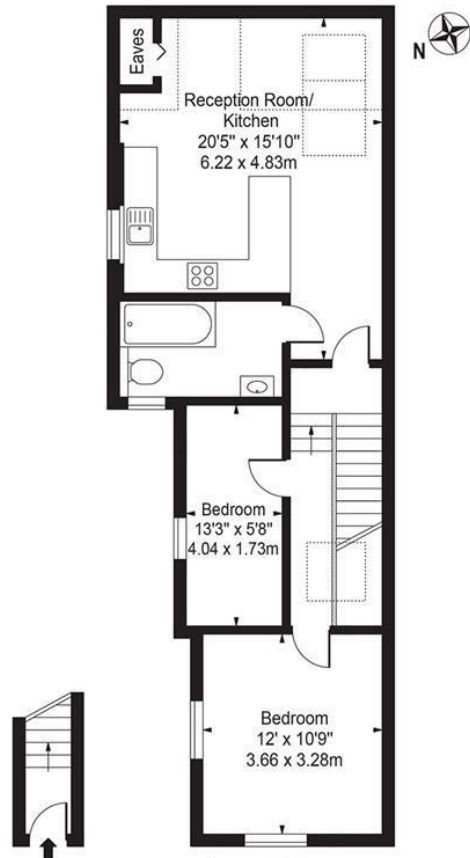
www.csj.eu.com

info@csj.eu.com

Mitcham Road, SW17 9NT

Approx. Total Internal Area 675 Sq Ft - 62.71 Sq M
(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 609 Sq Ft - 56.58 Sq M
(Excluding Eaves Storage & Restricted Height Area)



First Floor Entrance

Second 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 newly built two-bedroom flat located on the second floor. The property boasts a light open-plan kitchen and lounge with ample storage, a spacious double bedroom, a smaller room ideal as a study, and a stylish modern bathroom. Secure video entry system and outside bike storage.

Location

Ideally located on Mitcham Road, the property is surrounded by a wide selection of shops, cafés, restaurants, and bars. Excellent transport links are close at hand, with Tooting Broadway Underground Station (Northern Line) just a 10-minute walk away, while Tooting National Rail Station is only 3 minutes away, offering fast connections via Thameslink.

Important info

Chain Free

Tenure: Leasehold

EPC Rating: C

Council Tax Band: C

Service charge: £1000 per annum

No ground rent

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

THE SMALL PRINT

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- 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.