



17 PEARCE CLOSE, MITCHAM, CR4 2GP

*£1,150 Per Month*



**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)



### Description

Situated on the ground floor of this purpose built development the property comprises bedroom, kitchen and bathroom. Other benefits include off street parking and a communal garden.

### Location

Located a 5 minute walk to Eastfields British Rail Station, and a short distance to town centre.

### Important Info

EPC: D

Council Tax Band: B (paid for by landlord)

### VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

### 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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