

**13B EDMUND ROAD, MITCHAM, LONDON, SURREY, CR4 3AR**

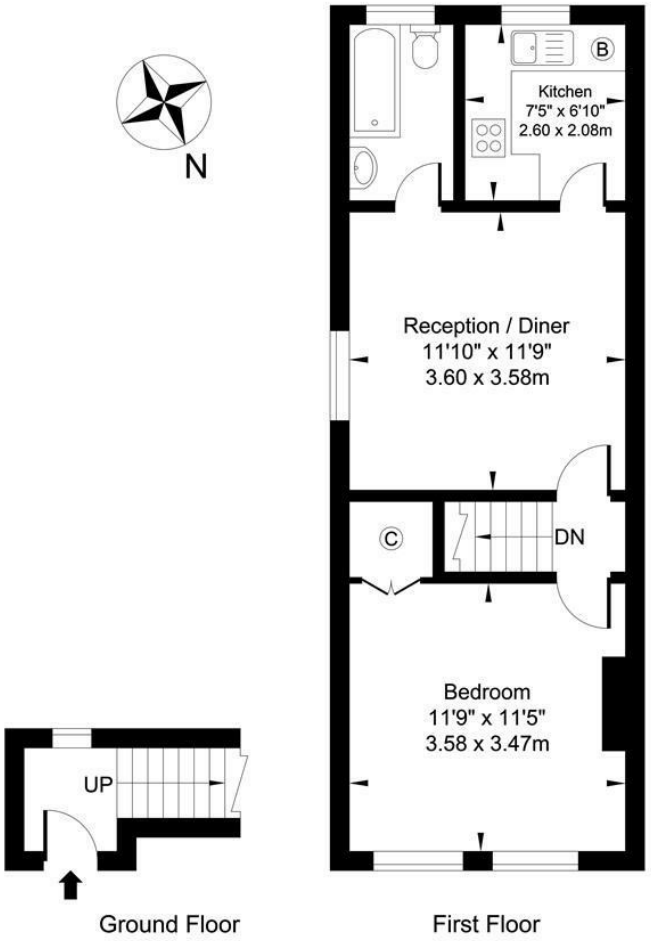
***£1,350 PCM***

CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

**020 8296 1270**
**www.csj.eu.com**
**lettings@csj.eu.com**

# Edmund Road Mitcham CR4 3AR

Approx. Gross Internal Area 445.73 Sq Ft - 41.41 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 ©2017"

## Description

CSJ are please to promote this newly refurbished one bedroom first floor maisonette. Boasting natural lighting throughout, this compact flat includes a separate kitchen and lounge, creating a comfortable living area for hosting and relaxing. There is a bathroom and the double bedroom features an in built wardrobe for extra space.

## Location

Located down a quiet residential road in the Cricket Green area of Mitcham, it is only a five-minute walk of major supermarkets, including Tesco, Lidl, and Asda, alongside local conveniences in Mitcham town centre.
Close Tramlink stops at Belgrave Walk (0.4 miles), Mitcham (0.5 miles), and Phipps Bridge (0.5 miles), offering direct links toward Wimbledon and Croydon.
Several local bus routes also connect to nearby Northern line Tube and Thameslink rail stations

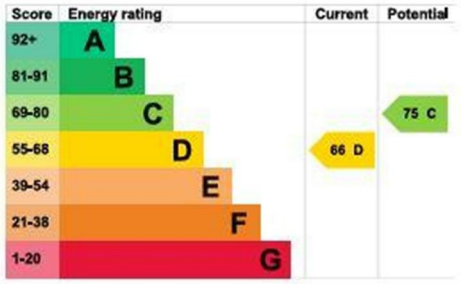
## Important Info

Council Tax : Merton Band C
EPC Rating: D
Available Now

## VIEWINGS

Viewings available daily
Please contact our residential team on 020 8296 1270 alternatively by email lettings@csj.eu.com






## THE SMALL PRINT

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**Christopher St James**
61 High Street Colliers
London
SW19 2JF

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