



**ST JAMES ROAD, MITCHAM,  
LONDON CR4**

***£325,000 Share of Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

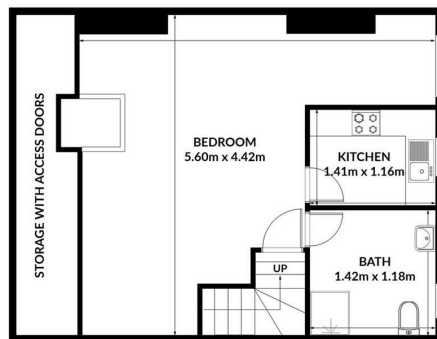
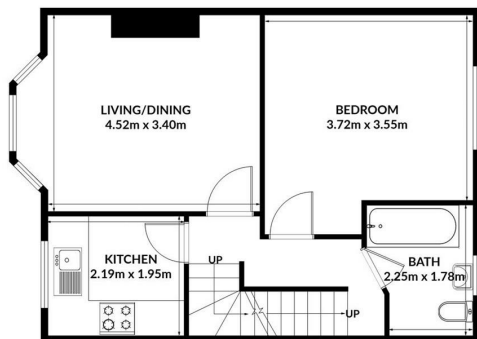
**020 8296 1270**

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# 29b St James' Road



TOTAL: 64.91 m<sup>2</sup> / 698.69 ft<sup>2</sup>  
(Internal only)

Floor plan not drawn to scale, drawing and dimensions are for guidance only.  
Whilst every care is taken to prepare this plan, no guarantees or responsibilities are made towards the accuracy or completeness of the floorplan.

## Description

This beautifully refurbished split-level property offers exceptional flexibility and modern living across two floors. Currently arranged to maximise independent living, the layout features:

First Floor: Two spacious rooms, a contemporary kitchen, and a stylish bathroom.

Second Floor: An additional room, second kitchen, and bathroom-ideal for multi-generational living, guests, or even as a home office suite.

The unique setup, with kitchens on both floors, allows for separate living spaces if desired. Alternatively, one kitchen can easily be removed to create a more traditional, unified home layout.

Refurbished by the current owner to a high standard, this property is ready to move into and make your own.

Please note: Parking to the front is not included with the sale.

EPC Rating: TBC

Council Tax: Merton Band C

## Location

St James Road, Mitcham, CR4 is ideally situated for excellent transport links, schools, and shopping. The property is just a 1-minute walk from the nearest bus stops, served by routes including the 127, 201, 270, S1, N44, 264, 280, 152, 463, and 633, providing direct connections to Tooting, Croydon, Sutton, and Brixton

Mitcham Eastfields railway station is a 15-minute walk away (1,120 meters), offering Thameslink services to central London and beyond, while Tooting station is also nearby at approximately 0.5 miles

Colliers Wood Underground Station (Northern line) is about a 20-minute walk from the property giving fast access to central London.

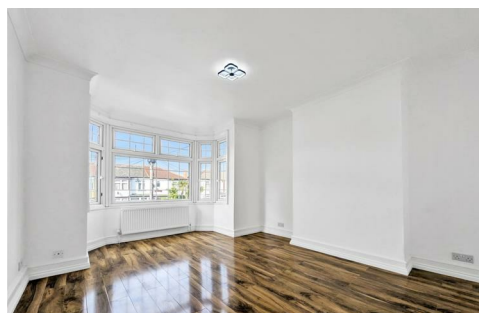
## Viewings

Contact sole agents CSJ on 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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