



**HASLEMERE AVENUE  
COLLIERS WOOD BORDER, CR4**

***Offers In Excess Of £350,000 Freehold***



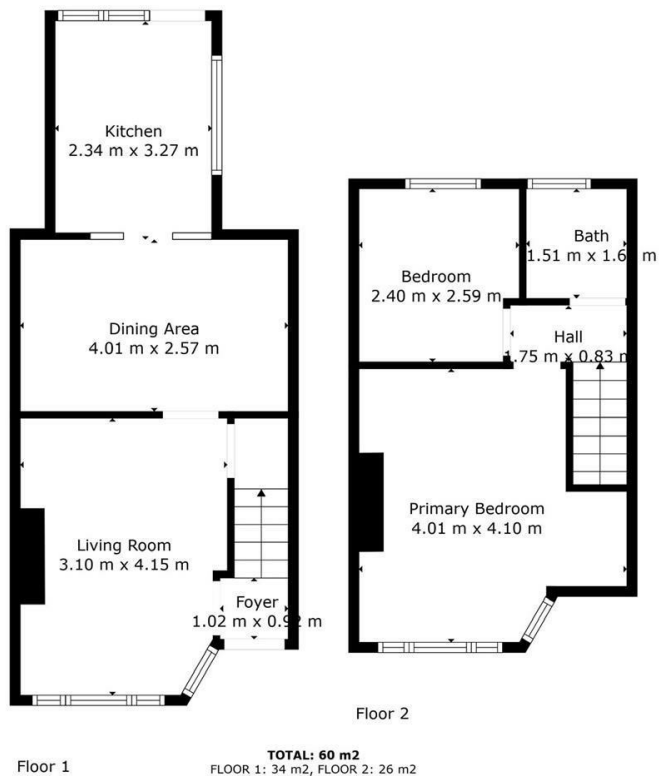
**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

## Description

Mid terrace house comprising lounge, dining area, kitchen and private garden. Second floor boasts two bedrooms and bathroom.

Merton Council - Tax band C

EPC Rating: D

## Location

Haslemere Avenue, Mitcham CR4, is located just 650 metres from Colliers Wood Underground Station, providing swift Northern line access to central London. Several bus routes serve the area, enhancing connectivity to neighbouring districts.

Major retail options, including Tandem Shopping Centre, TK Maxx, and Merton Abbey Mills, are all within a mile, ensuring convenient access to shops, supermarkets, and everyday amenities for residents.

## 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             |         | 88 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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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