



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

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## 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)



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

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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