

FOR SALE



Kimble Road, Colliers Wood SW19

GUIDE PRICE £350,000 Leasehold

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Property Description

A charming ground floor period maisonette with access to a private rear garden, located on Kimble Road in SW19. This is ideal for a young couple or wise investor. Boasting a front reception room, a generously sized double bedroom, a fully equipped kitchen with a separate dining area, and a contemporary bathroom.

Kimble Road is a peaceful residential street with no through traffic and residents' permit parking available. Living here means you'll be just a stone's throw away from the Northern Line at Colliers Wood Tooting Broadway, Wimbledon Mainline train station, and various bus stops providing effortless access to central London.

In addition, you'll find yourself just a short stroll from Wandle Meadow Nature Park, St George's Hospital, and within the catchment area of numerous schools. The locale is also abundant with an array of amenities such as gastropubs, restaurants, and shops. Merton Abbey Mills, the River Wandle and the open spaces of Morden Hall Park are close by making it an ideal place to reside.

Offered Chain Free.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

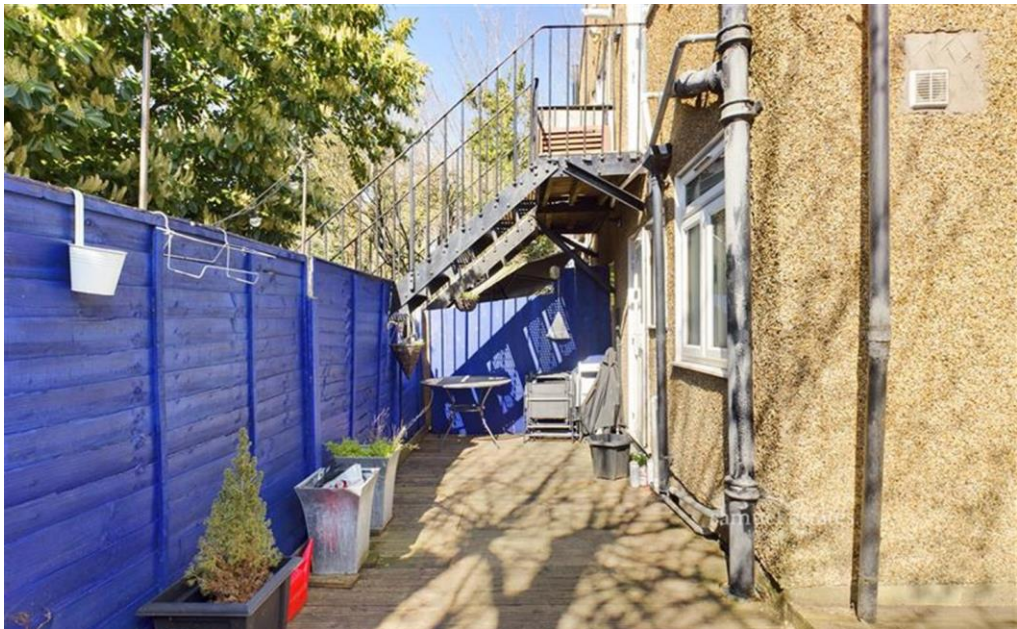


Energy Efficiency Rating

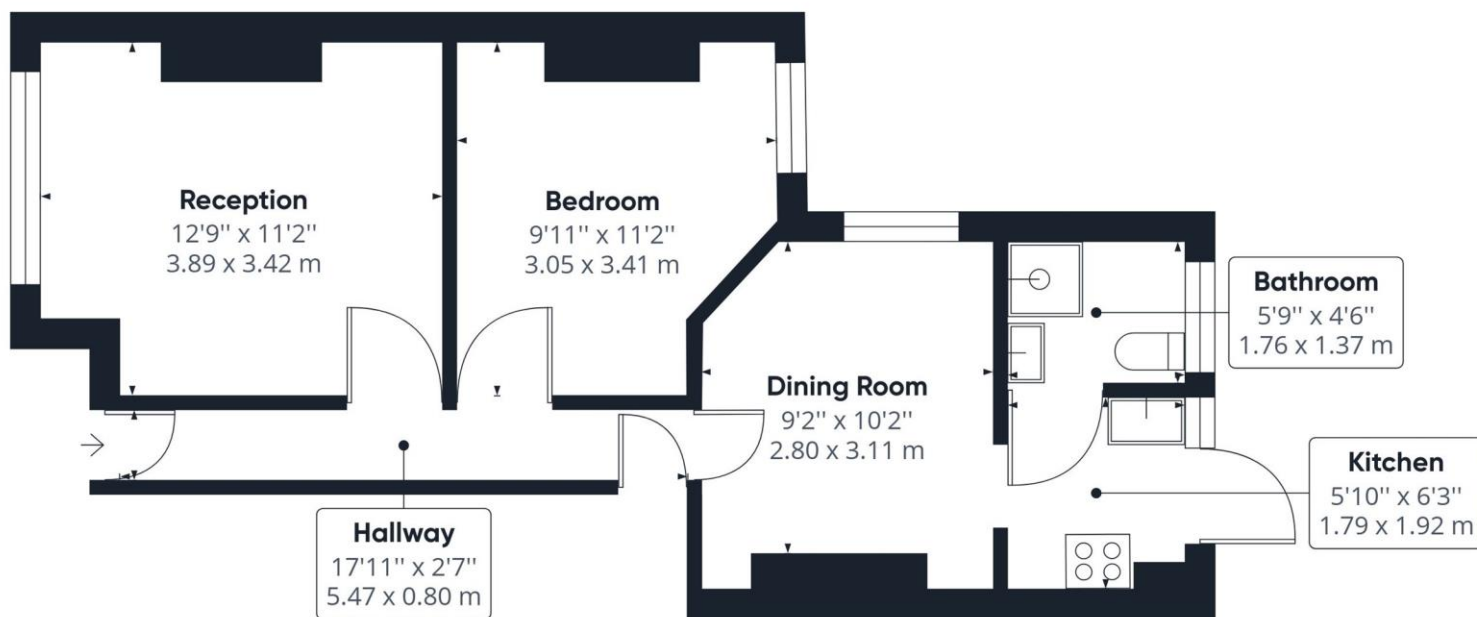
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	69	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC





Kimble Road,
Colliers Wood SW19



Approximate total area⁽¹⁾

447.06 ft²
41.53 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Material Information

Tenure – Leasehold

Length Of Lease – 165 years remaining

Building Insurance - £900

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



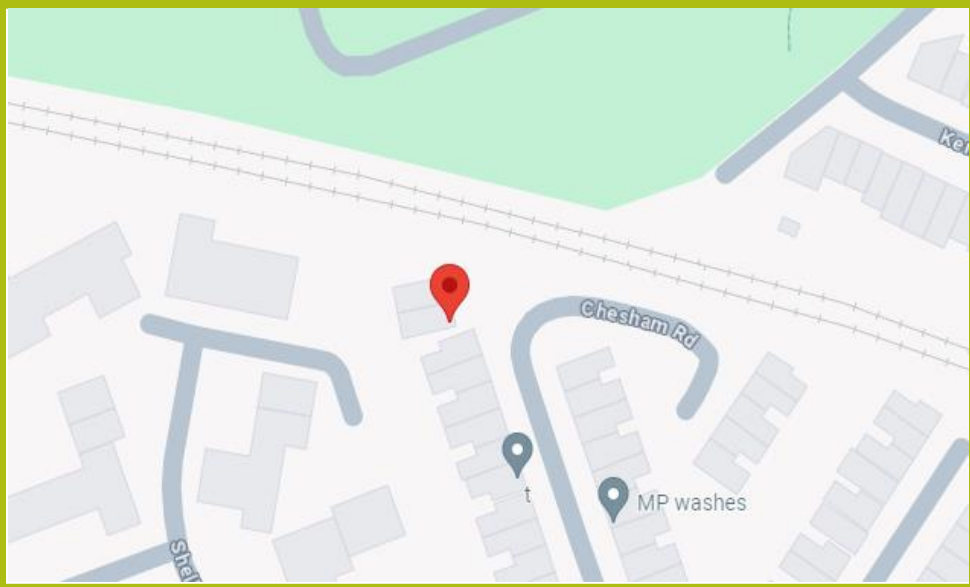
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Risk Level: Medium



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

