

FOR SALE



Hogarth Crescent, Colliers Wood, SW19

GUIDE PRICE £195,000 Leasehold

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 **1**


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Property Description

Nestled in the heart of Colliers Wood, this charming studio flat offers a perfect blend of comfort and convenience.

Upon entering, you're greeted by a generously sized living space, providing ample room for various furniture arrangements. A large window in the kitchen provides plenty of natural light.

Situated within walking distance of a vibrant community near the historic Merton Abbey Mills Market and the River Wandle. Enjoy the Nuffield Health Club, weekend farmers and craft markets on site, and the open green spaces of Morden Hall Park right on your doorstep. For fitness enthusiasts, the Wandle Trail offers 11 miles of scenic pathways for running or cycling, extending from Carshalton to Battersea where it meets the Thames.

Whether you're stepping into homeownership for the first time or seeking a lucrative investment opportunity, this property offers an enticing choice with a rental income of £1100 per month. Its well-maintained features, strategic location, and desirable amenities make it a highly appealing option.

Disclaimer

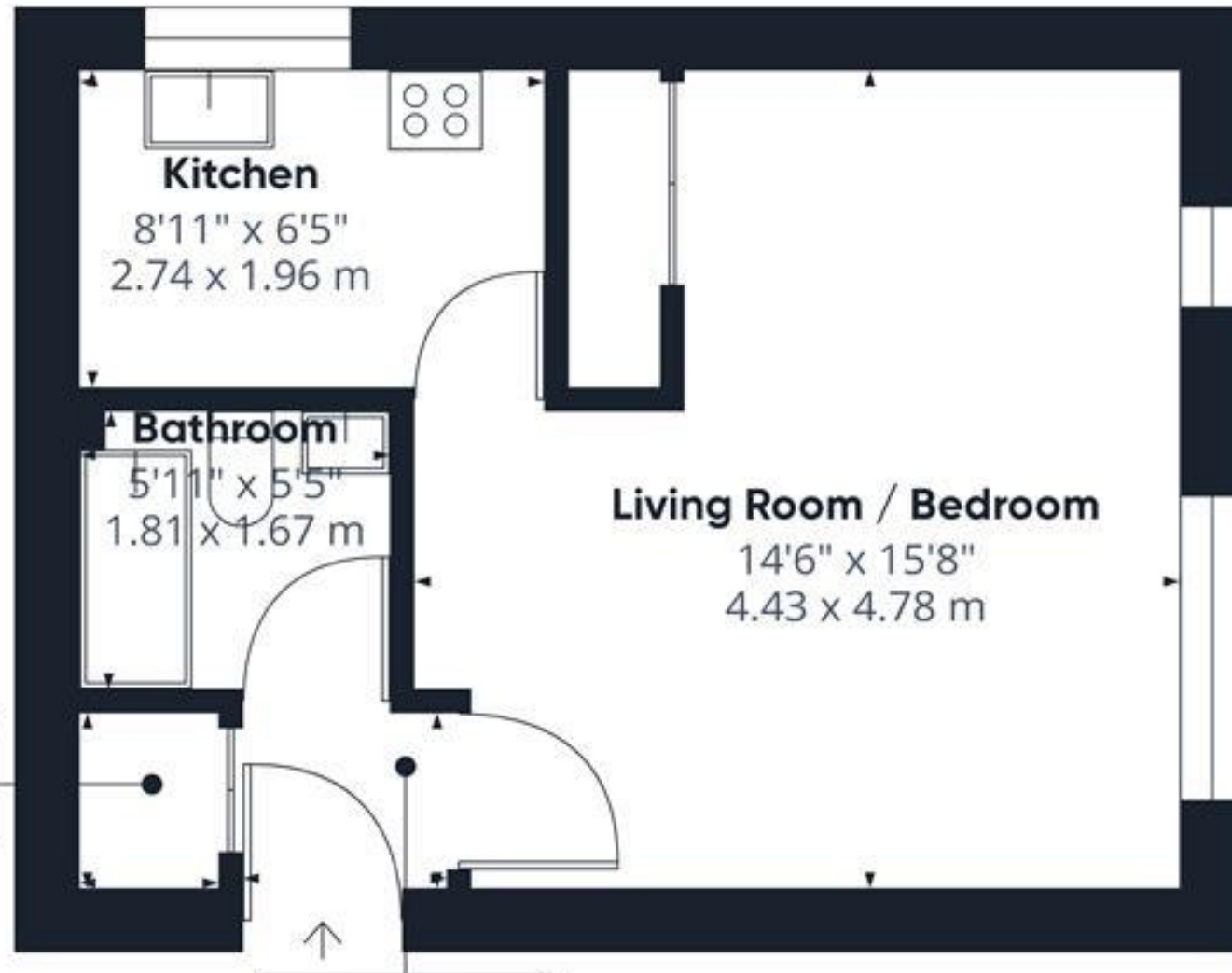
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D		
39-54 E	42	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area¹⁾

328.19 ft²

30.49 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.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 148 years remaining

Service Charge – £837.71

Building Insurance– £804.26

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Studio)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

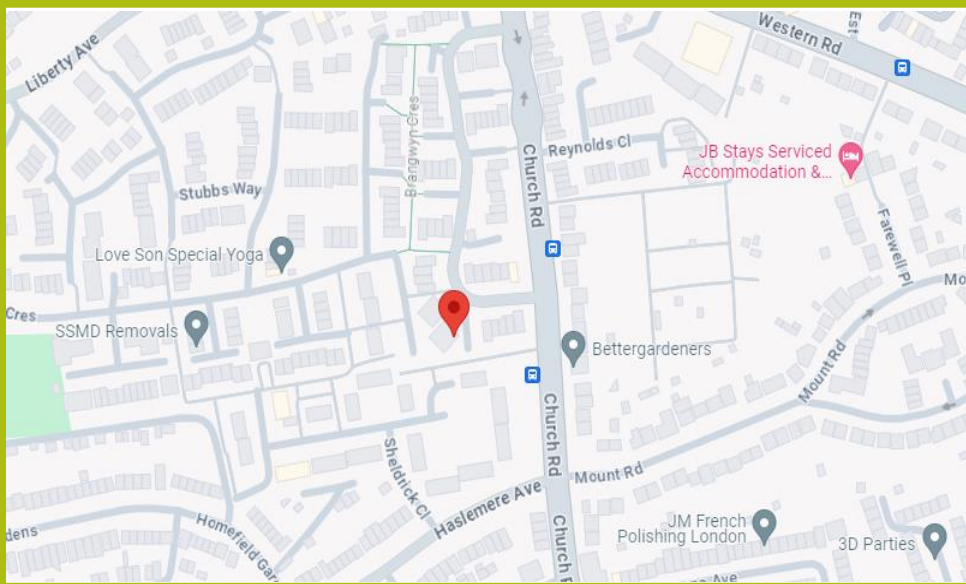


Flood Risk

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



**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



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