

FOR SALE



Devonshire Road, Colliers Wood, SW19

GUIDE PRICE £350,000 Leasehold



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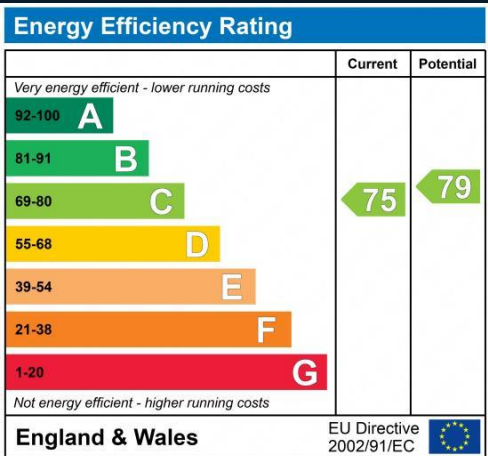
Property Description

Introducing this stunning ground floor apartment located in the highly sought-after area of Colliers Wood. This beautifully designed property offers an exceptional sense of space, featuring two generously sized double bedrooms that provide comfort and versatility. The modern bathroom, complete with a separate WC, enhances the convenience of the layout.

The bright and expansive reception room is a standout feature, exuding an inviting ambiance and providing ample space for relaxation or entertaining guests

Located just a stone's throw away from Colliers Wood Underground Station and Tooting Station, this property is perfect for those looking for easy access to transport links. The local area is home to a range of amenities, including shops, restaurants, and cafes, making it the ideal location for those who enjoy the hustle and bustle of city life.

Additional highlights include two large storage cupboards, a communal garden, and the convenience of an allocated off-street parking space.

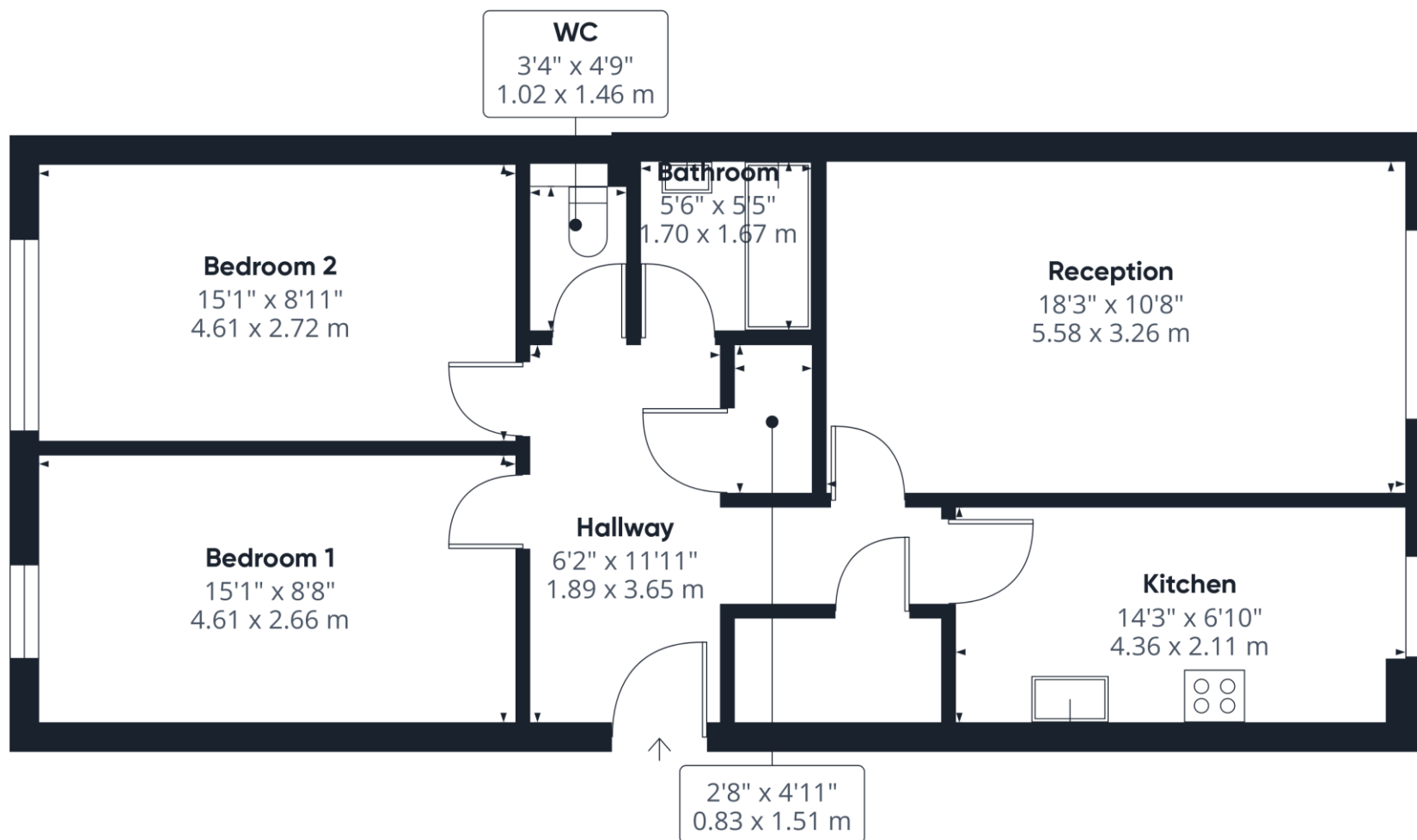


Disclaimer

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Approximate total area⁽¹⁾

741.42 ft²
68.88 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 114 years remaining

Service Charge – £2276.64

Council Tax Band – C

Local Authority – Merton Council



Property Type
Apartment (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

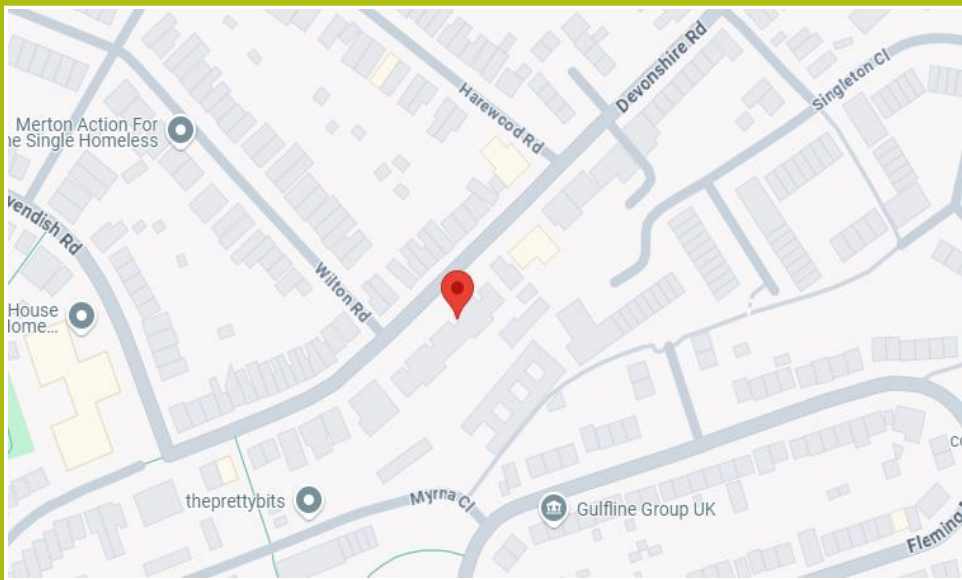


Flood Risk

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