

FOR SALE



Linnet Court, Veals Mead, CR4

Guide Price £260,000 Leasehold

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Property Description

Situated within the sought-after Linnet Court in Veals Mead, this property offers a tranquil living environment in a quiet development.

Upon entering, you are greeted by a well-proportioned reception room, ideal for both relaxing and entertaining. The property features a contemporary bathroom and a stylish bedroom, offering comfort and privacy. Conveniently located on the top floor, this apartment benefits from allocated parking, ensuring a hassle-free parking experience for residents.

Situated in close proximity to an array of amenities and excellent transportation links, with Colliers Wood Underground Station and various bus routes.

Whether you're stepping into homeownership for the first time or seeking an investment opportunity, this property presents an enticing choice. Its well-maintained features, combined with its strategic location and desirable amenities, make it an appealing option.

Disclaimer

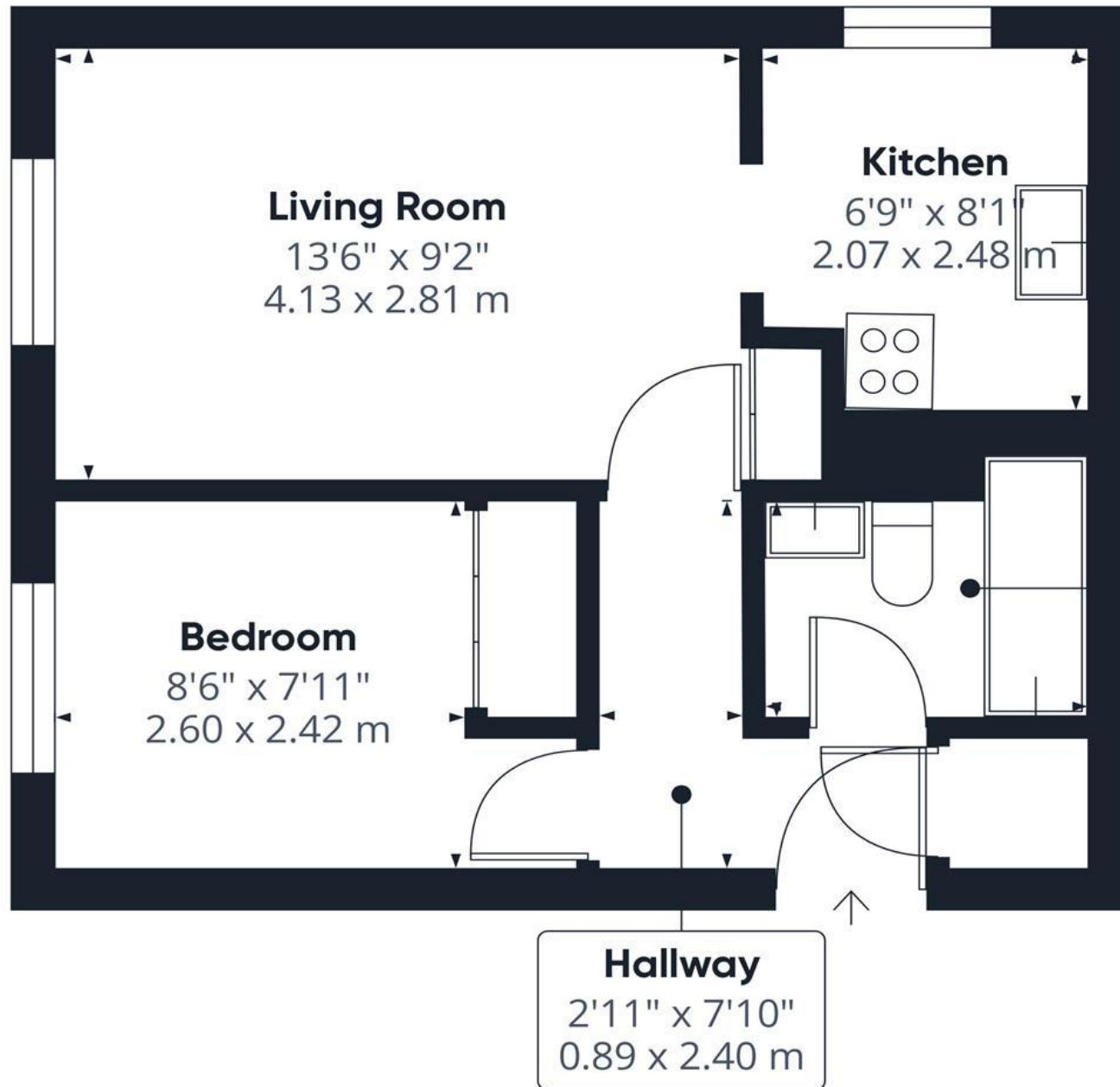
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D	71	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾

339.71 ft²

31.56 m²

Bathroom

6'6" x 4'9"
1.98 x 1.45 m

(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 – 146 years remaining

Service Charge – £1344

Ground Rent – £0

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



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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