

FOR SALE



University Road, Colliers Wood, SW19

Guide Price £475,000 Share of Freehold



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Property Description

A charming and beautifully presented two-bedroom ground floor flat, ideally located just minutes from Colliers Wood Tube Station. This wonderful home offers a perfect blend of period charm and modern convenience, making it ideal for couples or young families seeking extra space in a well-connected area. Offered Chain Free!

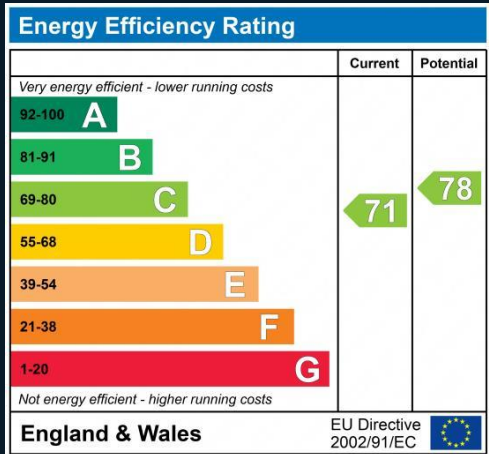
The flat features a generously sized living room enhanced by large windows that flood the space with natural light, and an attractive feature fireplace that adds a warm, homely touch. The accommodation includes a spacious double bedroom, a cosy single bedroom, a contemporary three-piece bathroom with a shower over the bath, and a modern, fully equipped kitchen.

Step outside to a private, low-maintenance garden, ideal for relaxing or enjoying some fresh air.

Perfectly positioned, the property offers excellent access to transport links with Colliers Wood Tube Station (Northern Line) and several bus routes just a short stroll away. You'll also find a vibrant array of local amenities including bars, pubs, restaurants, and shops close by, as well as the convenience of St George's Hospital within walking distance.

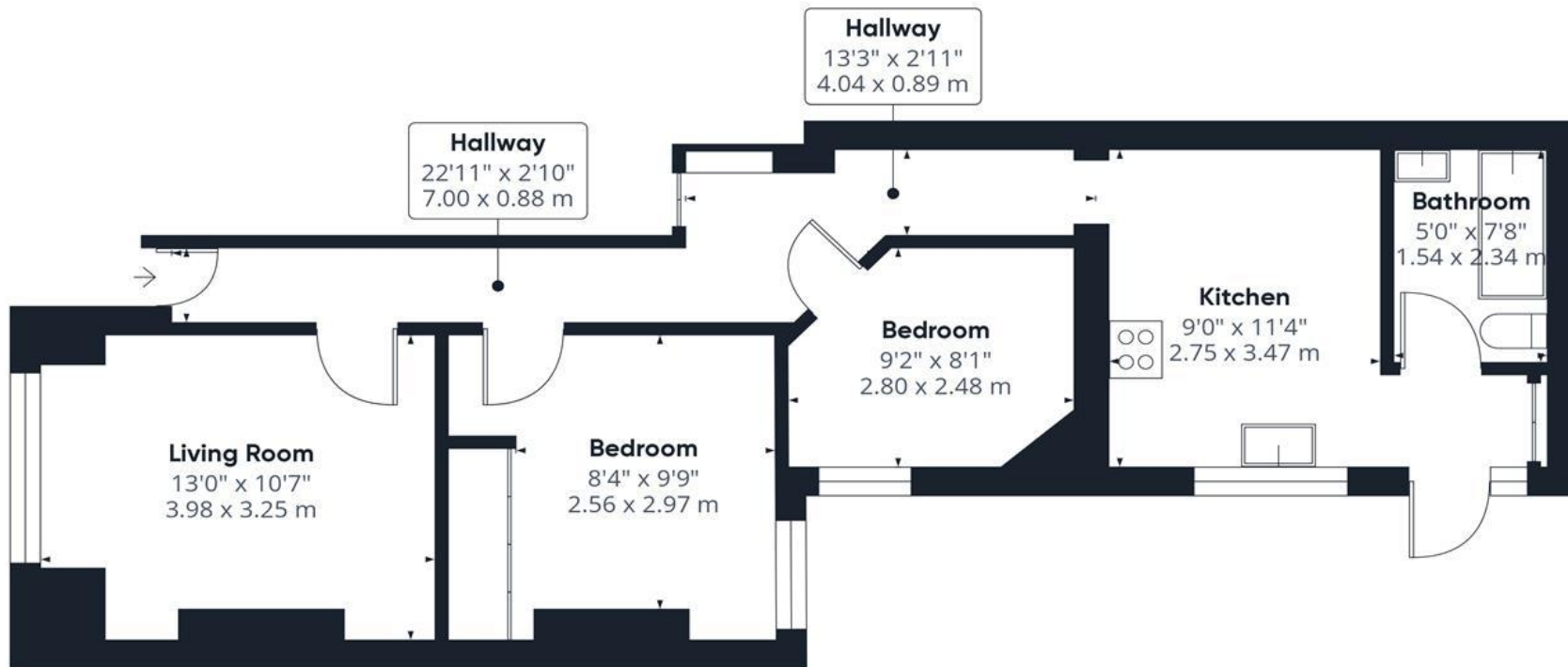
Disclaimer

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Approximate total area⁽¹⁾
571.34 ft²
53.08 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 (with a Share of Freehold)

Length Of Lease – 999 years remaining

Building Insurance – £859

Council Tax Band – C

Local Authority – Merton Council



Property Type

Maisonette (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

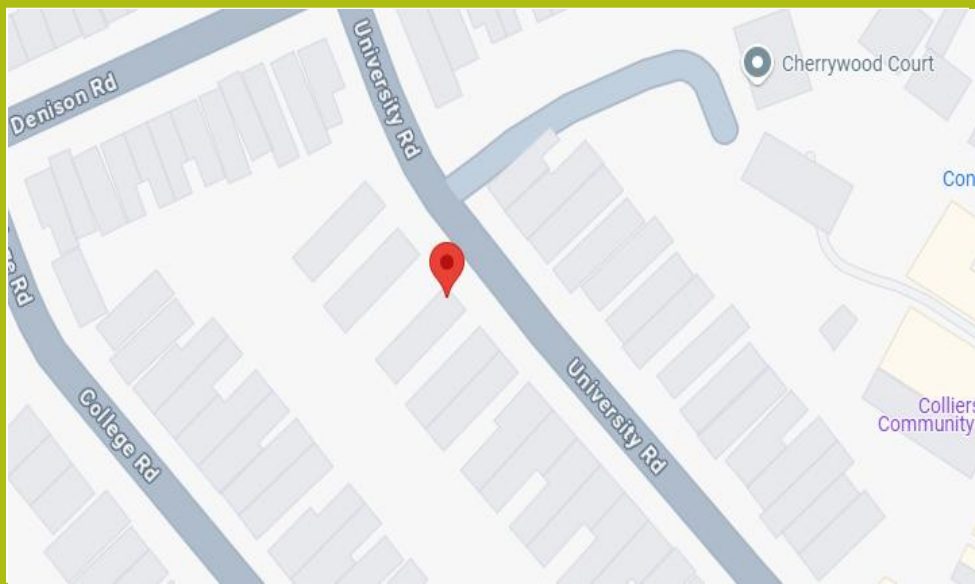
Has the property been flooded in the past five years: NO

Level of risk: 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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