

FOR SALE



Park Road, Colliers Wood, SW19

GUIDE PRICE £600,000 Leasehold

 **3**

 **1**


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Property Description

This spacious three bedroom on the ever popular Park Road offers a large through lounge with adjoining dining area, opening on to the modern fitted kitchen. The kitchen has been finished to a good standard and offers great appliances including a 6 hob rangemaster cooker. A good sized family Bathroom, Three double bedrooms and private garden.

Situated just a short walk from Colliers Wood Tube Station (Northern Line), this property offers exceptional transport links to Central London. The vibrant local area boasts an array of fantastic bars, pubs, restaurants, and shops, with the added convenience of St George's Hospital nearby, as well as great shopping amenities at the Colliers Wood retail parks within walking distance.

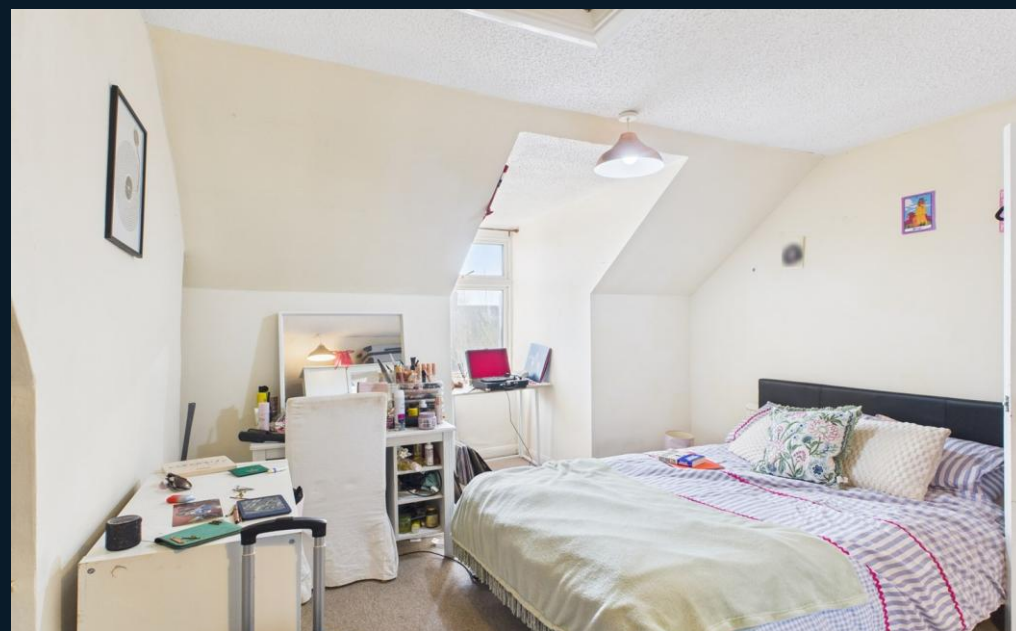
This property is offered Chain Free.



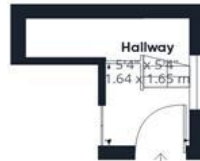
Disclaimer

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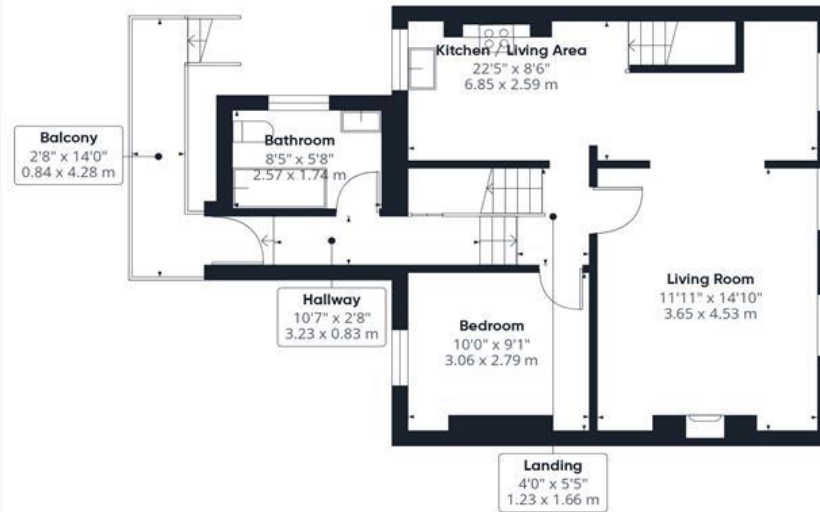
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	72	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

790 ft²

73.5 m²

Balconies and terraces

43 ft²

4 m²

Reduced headroom

1 ft²

0.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Building Insurance - £691

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First 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

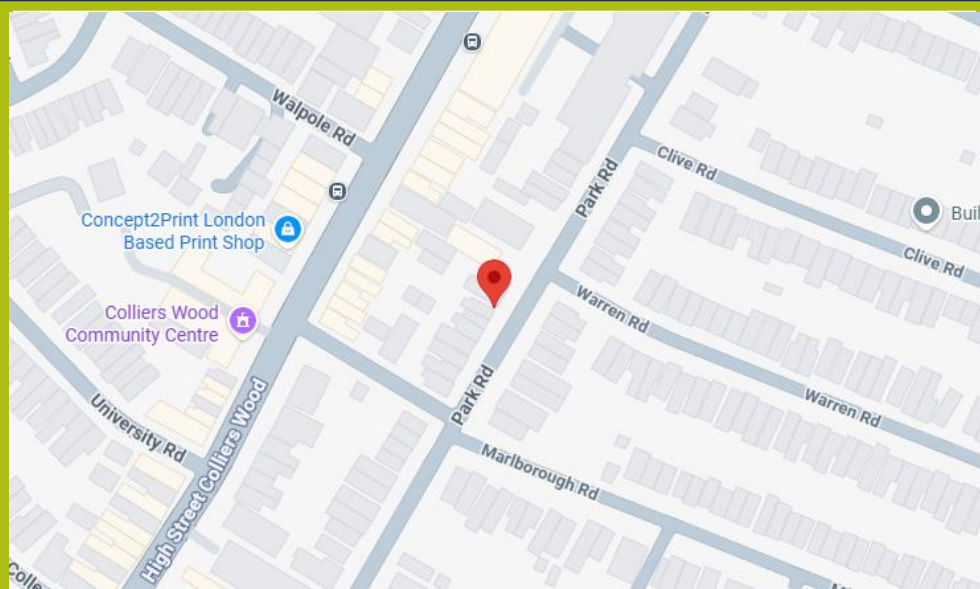


Flood Risk

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