



## Norfolk Road, Colliers Wood

Guide Price £699,999 Freehold

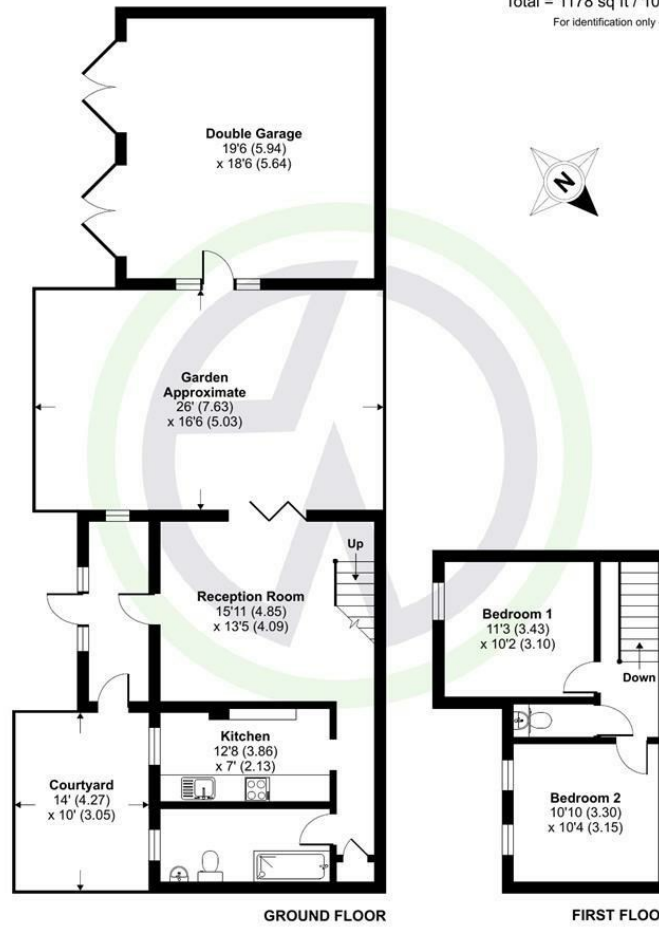
2 Double Bedrooms - Freehold House - Off-Street Parking  
 Double Garage - Immaculate Condition - Sought After Road  
 Private Garden & Courtyard - Modern Kitchen & Bathroom  
 Moments Away From Colliers Wood Tube & High St - EPC 'B'



# Norfolk Road, Colliers Wood

## Norfolk Road, London, SW19

Approximate Area = 817 sq ft / 75.9 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Total = 1178 sq ft / 109.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for Edisson White. REF: 1084197



London Borough of Merton  
 Tax Band C  
 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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