



Birdhurst Road, Colliers Wood

£900,000 Freehold

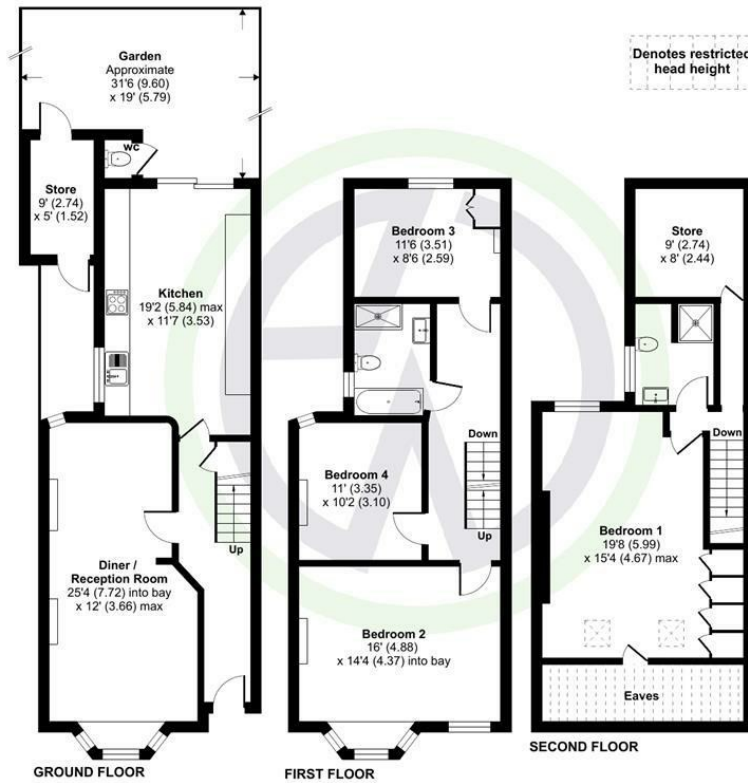
4 Double Bedrooms - Double Reception Room - Private Garden
2 Modern Bath/Shower Rooms - Large Kitchen/Breakfast Room
Highly Sought After Road - Short Walk To Colliers Wood Tube
Extension Potential (STPP) - Immaculate Condition - EPC 'D'



Birdhurst Road, Colliers Wood

Birdhurst Road, London, SW19

Approximate Internal Area = 1637 sq ft / 152 sq m (excludes wc)
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Store = 45 sq ft / 4.1 sq m
 Total Internal Area = 1761 sq ft / 163.6 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). © ritchcom 2024. Produced for Edisson White. REF: 1104948



London Borough of Merton
 Tax Band E
 Freehold

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	82
England & Wales	64

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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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