

eddissonwhite®



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## Prince Georges Road, Colliers Wood

Guide Price £310,000 Leasehold

Large 1 Double Bedroom - 3rd Floor Almost New Building - No Chain

Private Terrace - 2x Communal Terraces - Secure Entry System

Contemporary Kitchen - Bright Living/Diner - Modern Bathroom

Merton Abbey Location - Long Lease - Ideal First Purchase - EPC 'B'



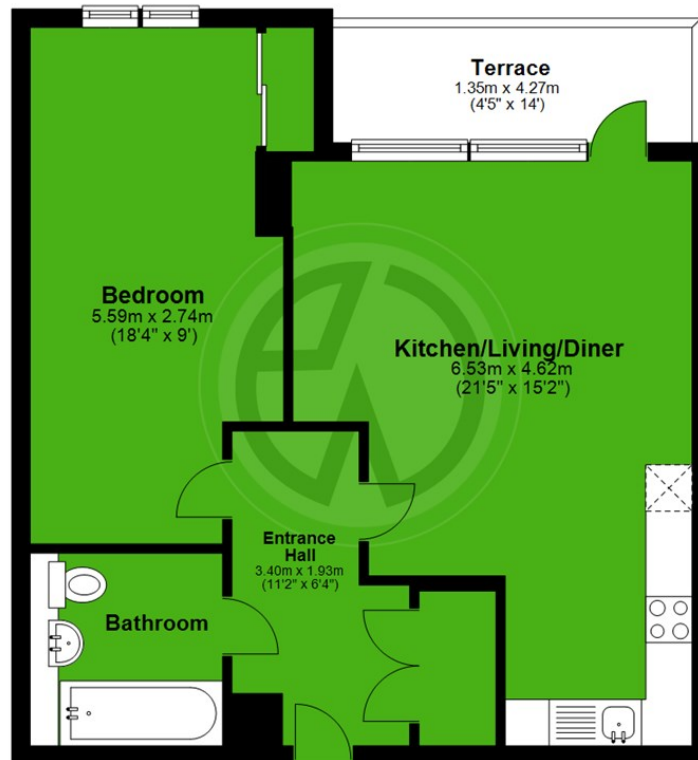
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# Prince Georges Road, Colliers Wood

## 3rd Floor

Approx. 50.5 sq. metres (543.7 sq. feet)



Total area: approx. 50.5 sq. metres (543.7 sq. feet)

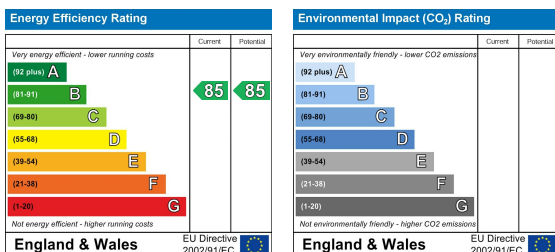
Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation only and should be used as such by prospective purchasers. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for guidance only and should not be relied on as a basis of valuation.

Plan produced using PlanUp.

London Borough of Merton

Tax Band C

Leasehold



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.