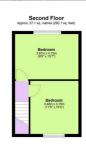
C James & Co - Tooting

SALES AND LETTINGS SPECIALISTS











4 Landseer Close, London, SW19 2UT £415,000

Please note all furnishings are CGI for illustrative purposes only

A lovely newly refurbished first and second floor duplex maisonette with its own front door and a small balcony to enjoy a summer drink on, has come to the market.

This property is presented in exemplary condition and is an ideal first purchase for someone looking for a ready to move in to home.

Newly installed gas central heating and a brand new kitchen with built in appliances and a recently installed bathroom further compliment this outstanding home.

Off street parking is another benefit.

As well as a share of freehold a new lease of 999 years is being offered .

Located in a residential area of Merton Abbey, Colliers Wood 24hr Northern Line Tube is easy walking distance as is the bustling Merton Abbey Mills market with is great selection of places to eat and drink.

London Borough of Merton, Share of Freehold, council tax band C

Floor Plan

First Floor
Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 67.0 sq. metres (721.1 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only.

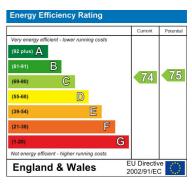
All efforts have been made to ensure its accuracy at time of print.

Plan produced using PlanUp.

Area Map

The Broadway Haydons Rd COLLIERS WOOD SOUTH London Rd Kingston Rd A24 124 MERTON ABBEY MERTON 8285 National Trust Morden Hall Park Mitcham Church Rd Map data @2025

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.