

**SW19**

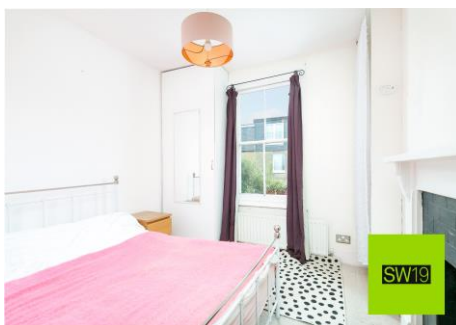
*it's all in the postcode...*



**Warren Road**

**£475,000**

- Two double bedrooms
- Sought after location
- Well presented throughout
- No onward chain
- Newly extended lease
- Potential to extend into the loft (stpp)
- Council tax Band C
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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Fantastic first floor two double bedroom flat in sought after residential tree lined road in the heart of Colliers Wood. Walking distance to the Northern Line tube station and featuring an open plan kitchen, dining, and reception area, the property is well-presented throughout with a modern, stylish finish. Perfect for first-time buyers or investors, this charming home provides an excellent opportunity to step onto the property ladder in one of South West London's most popular areas. Also being sold with the benefit of no onward chain.



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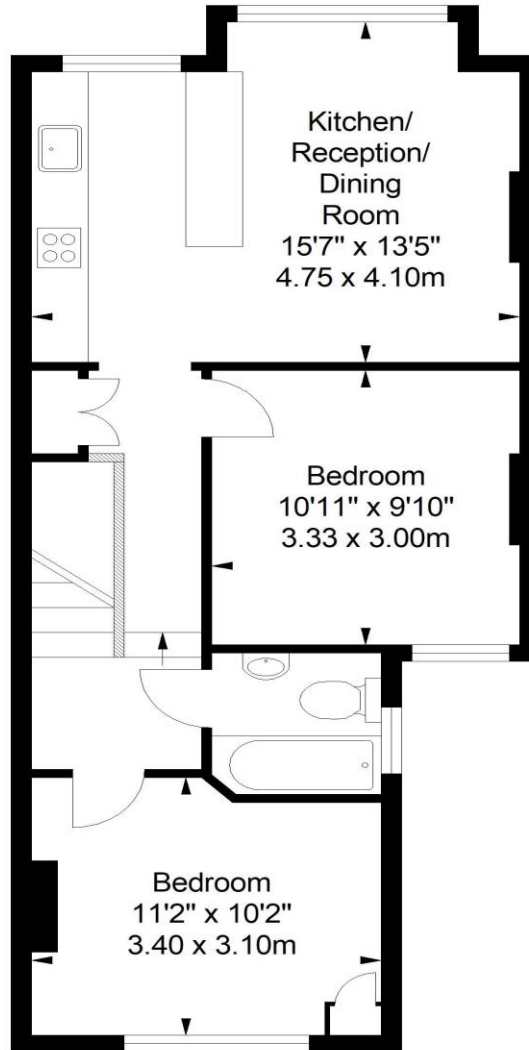
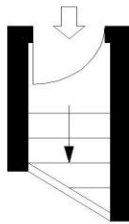
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## Warren Road

Approximate Gross Internal Area

555 sq ft / 51.59 sq m



Ground Floor

First Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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