

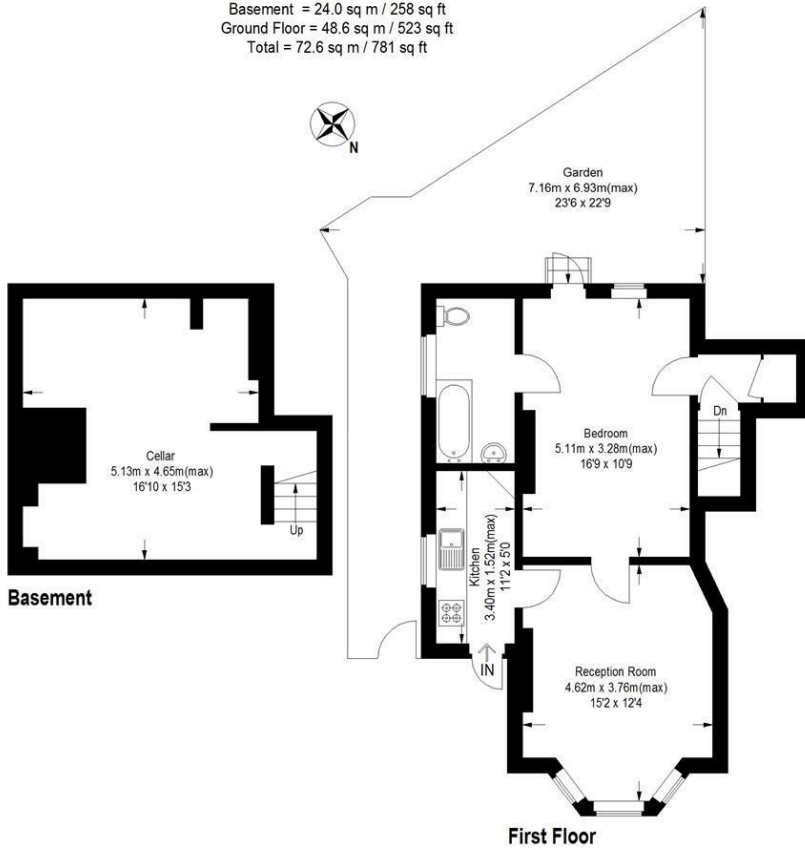
**Lyveden Road  
Colliers Wood, SW17 9DU**

**Offers In Excess Of £350,000 Leasehold**



**A spacious and well presented period one double bedroom conversion garden flat with off street parking and the added benefit of a large basement. Located on a sought after road bordering Colliers Wood / Tooting close to both British Rail and Northern Line Underground Stations offered with no onward chain.**

Approximate Gross Internal Area  
 Basement = 24.0 sq m / 258 sq ft  
 Ground Floor = 48,6 sq m / 523 sq ft  
 Total = 72.6 sq m / 781 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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- Period Conversion
- Long Lease
- Off Street Parking
- Close To Transport
- Own Front Door
- Cellar
- EPC Rating : TBC
- Merton Council Tax Band : B
- Lease Length : 999 Years From 01 January 2016
- No Ground Rents or Service Charges

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|   | 68      | 77                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

