

**Devonshire Road  
Colliers Wood, SW19 2EJ**

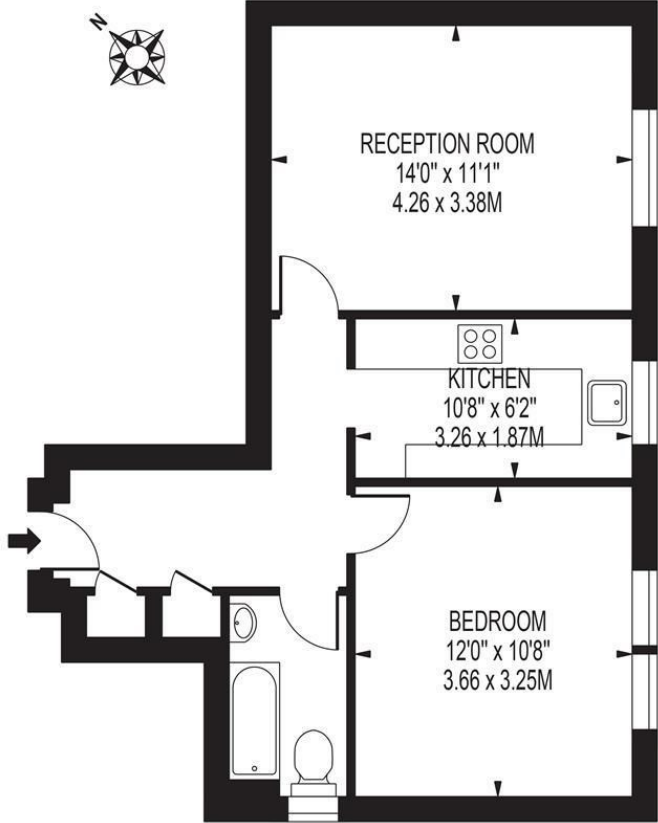
**£335,000 Leasehold**



**A well presented purpose built first floor flat located on a highly sought after road close to both Colliers Wood and Tooting Broadway Tube Stations. This lovely property comprises of a spacious lounge, fitted kitchen, modern bathroom, great sized double bedroom, off street parking and a long lease making it ideal for the first time buyer looking to get on the SW19 property ladder.**

# CHAGFORD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 487 SQ FT - 45.25 SQ M



## FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- No Onward Chain
- One Bedroom Flat
- Long Lease
- Off Street Parking
- Ideal First Time Purchase
- Fantastic Location
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 189 Years From 24 March 1976
- Ground Rents (Per Annum) : Peppercorn. Service Charges (Per Annum) : £600 (2024)

### 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>	70	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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