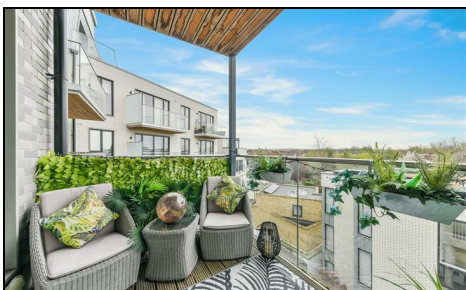


Cavendish Road Colliers Wood, SW19 2FL

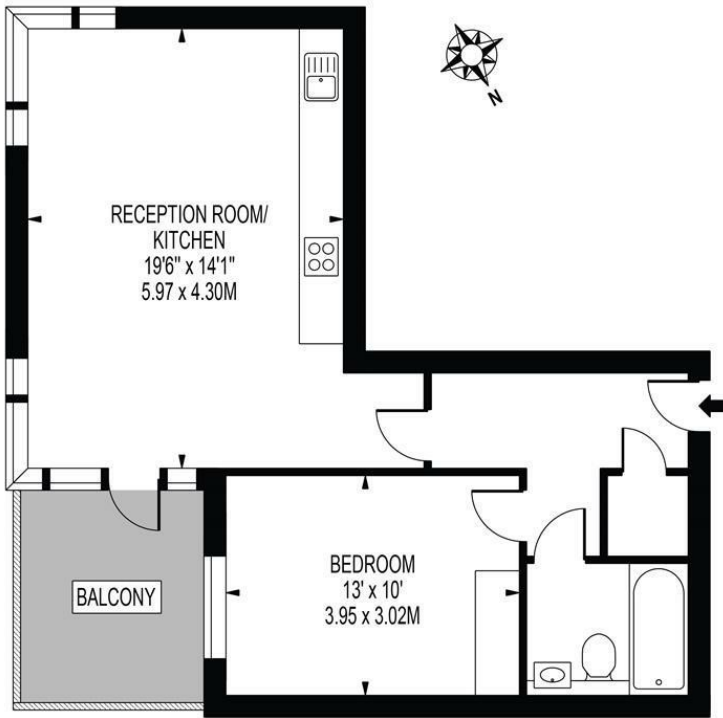
Offers In Excess Of £400,000 Leasehold



A stunning one double bedroom apartment situated on the third floor of a stunning new development and is located next door to Colliers Wood Tube Station. This lovely larger than average one bedroom apartment is finished to an excellent standard throughout and comprises of an open-plan kitchen / lounge / diner with direct access to a private terrace. The property is also being sold with no onward chain and still has three years NHBC guarantee.

CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 554 SQ FT - 51.44 SQ M



THIRD 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.



- Beautifully Presented
- One Double Bedroom
- No Onward Chain
- Located Next To Tube Station
- Ideal First Time Purchase
- Larger Than Average
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 250 Years From 25 March 2017
- Ground Rents (Per Annum) : PENDING. Service Charges (Per Annum) : PENDING

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

