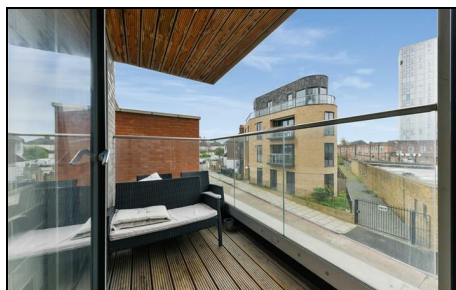


## Cavendish Road Colliers Wood, SW19 2FL

£475,000 Leasehold



**A spacious and superbly presented two double bedroom apartment, finished to an excellent standard throughout situated on the first floor of a stunning new development close to a wealth of amenities in Colliers Wood and moments from the Tube Station. This property boasts a large modern open-plan kitchen/dining/living room with access to a Private Terrace, two generous sized bedrooms, modern fitted bathroom and further benefits from no onward chain. A fantastic property for the first time buyer.**

## CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 708 SQ FT - 65.79 SQ M



- Two Double Bedrooms
- No Onward Chain
- Fantastic Location
- Close To Tube Station
- Private Terrace
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 October 2017
- Service Charges (Per Annum): PENDING

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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		
<b>England &amp; Wales</b>	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

