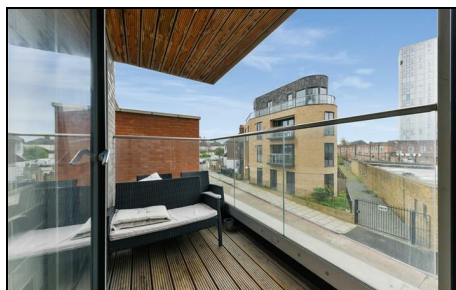


## Cavendish Road Colliers Wood, SW19 2FL

£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): £5,292

### 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.

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