

Clive Road Colliers Wood, SW19 2JA

£450,000 Leasehold



A gorgeous example of a period ground floor conversion flat with direct access to a private South facing rear garden that's located on a highly sought after tree lined road in between both Colliers Wood and Tooting Tube Stations. Comprising of a spacious lounge with large bay window, plantation shutters and feature fireplace, wood flooring, good sized double bedroom with fitted wardrobe, modern fitted bathroom and a lovely fitted kitchen/breakfast room with double doors that open directly onto the rear garden. This property is truly an exemplary example of a period flat and would be ideal for the first time buyer looking to get into the SW19 area.

Clive Road, SW19

Approximate Gross Internal Area
48.0 sq m / 512 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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- Period Conversation
- Private South West Facing Garden
- Beautifully Presented
- Premier Location
- Close To Tube Station
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 99 Years From 25 March 2009
- Ground Rents (Per Annum) : £250, Building Insurance (Per Annum) : £384.40 (2024)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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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