

**University Road  
Colliers Wood, SW19 2BX**


**Asking Price £475,000 Leasehold - Share of Freehold**

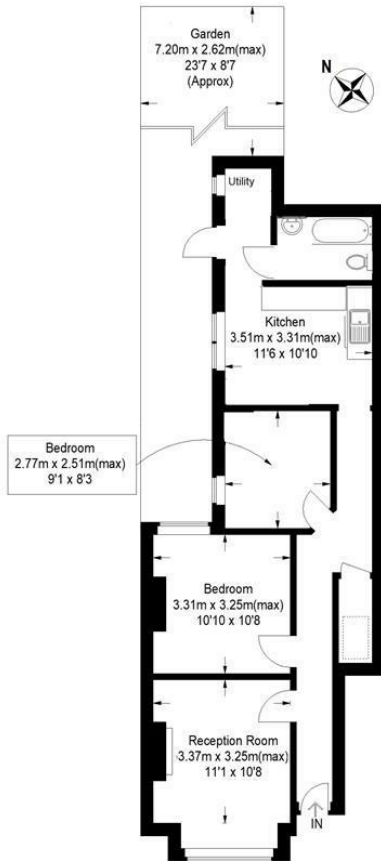


**A stunning two double bedroom Victorian garden maisonette, located close to Colliers Wood Tube Station and High Street. Oak flooring throughout. Spacious reception with feature fireplace. Large eat-in kitchen. Modern bathroom suite with underfloor heating. Low maintenance rear garden with integrated irrigation system. This property is in a fantastic location close to good transport links, local bars and restaurants and benefits from a share of the freehold.**

## University Road, SW19

Approximate Gross Internal Area  
60.9 sq m / 656 sq ft

 = Reduced headroom  
below 1.5 m / 5'0"




This floor plan is for representation purposes only and is not drawn to scale. The Gross Internal Area includes outbuildings shown on the plan. Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Period Maisonette
- Two Double Bedrooms
- Share of Freehold
- No Onward Chain
- Private Garden
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 125 Years From 30 June 2011
- No Ground Rents. Service Charges 50/50 Split (As And When)



### 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>	76	80
(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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