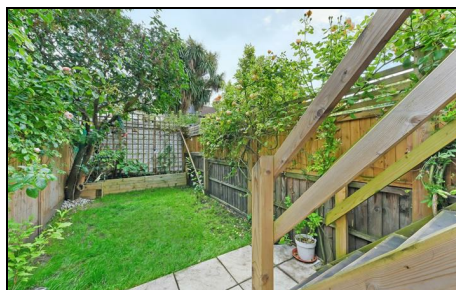


Boyd Road Colliers Wood, SW19 2DG

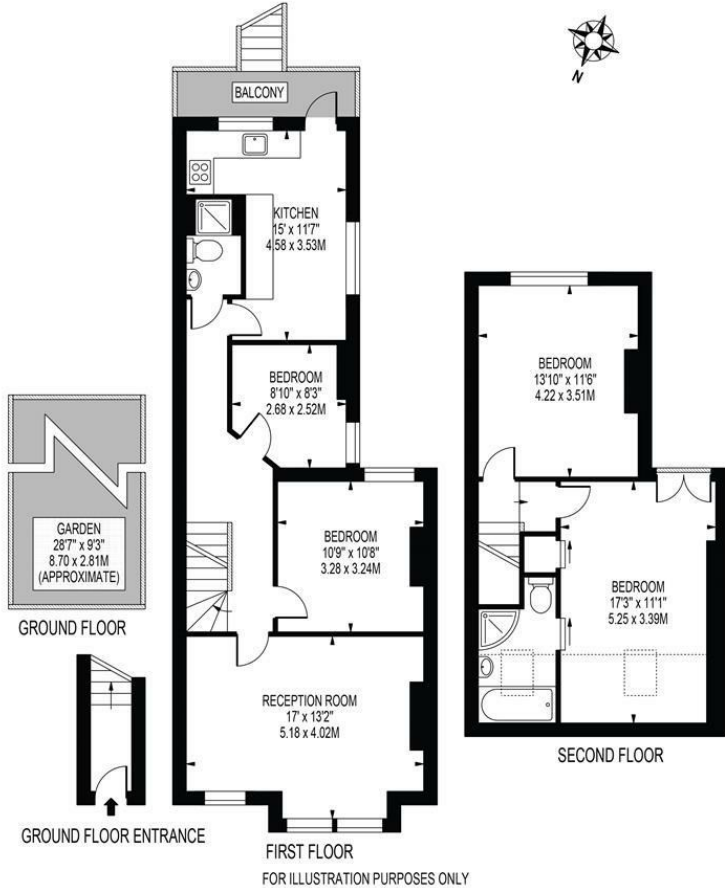
£675,000 Leasehold - Share of Freehold



An absolutely stunning, spacious and beautifully presented, split level, four bedroom, two bathroom Period maisonette with private south facing garden located on a sought after tree lined road just a short walk to Colliers Wood Northern Line Tube Station. Comprising of a spacious reception / dining room with bay window, modern fully fitted kitchen with direct access to the private south facing rear garden, modern bathroom suite and two bedrooms. On the upper floor are two fantastic sized bedrooms one of them being the master with its own modern en-suite for piece bathroom. Properties of this quality rarely come to the market so we urge you to book viewings early to avoid disappointment.

BOYD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1162 SQ FT - 107.98 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 81 SQ FT - 7.50 SQ M



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.



- Period Maisonette
- Four Bedrooms
- Beautifully Presented
- Split Level
- Share Of Freehold
- South Facing Garden
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 2019
- No Ground Rents. Service Charges Split 50/50

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(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

