

Abingdon Close Colliers Wood, SW19 1AD

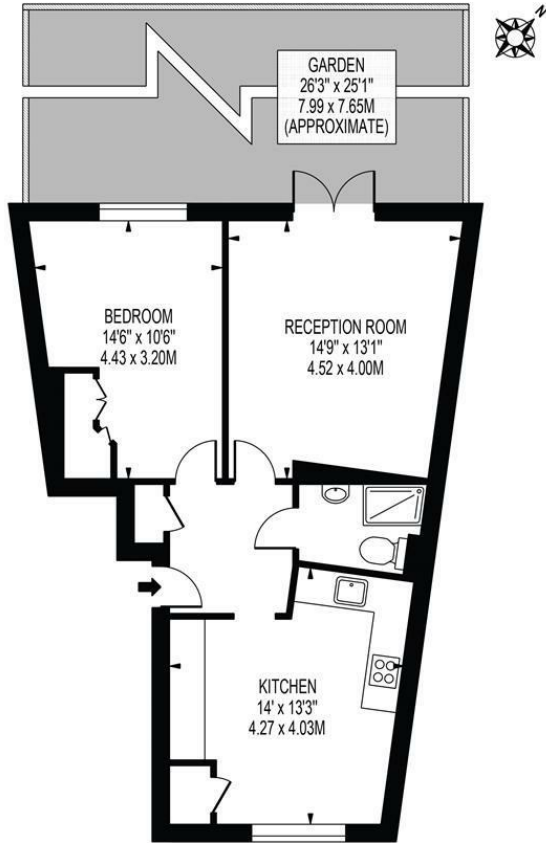
£385,000 Leasehold



A simply stunning recently refurbished large one double bedroom garden flat located in a highly sought after area close to both Wimbledon and Colliers Wood. Comprising of modern newly fitted kitchen/diner with a recently installed combination boiler, modern shower room, double bedroom, great sized reception with direct access to a large private garden.

ABINGDON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 579 SQ FT - 53.80 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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.



- Garden Flat
- No Onward Chain
- Beautifully Presented
- Recently Refurbished
- Ideal First Time Purchase
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 24 June 1987
- Ground Rents, Service Charges and Buildings Insurance (Per Annum) : £567

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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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