

## Cavendish Road Colliers Wood, SW19 2FL

£425,000 Leasehold



**A gorgeous one bedroom apartment, finished to an excellent standard throughout situated on the second floor of a stunning modern 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/living room with access to a private terrace, generous sized bedroom with storage and a modern fitted bathroom. This property would make an ideal first time purchase for anyone who wants to live close to the Northern Line.**

## CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 622 SQ FT - 57.81 SQ M



FIRST 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.



- One Double Bedroom
- Beautifully Presented
- Fantastic Location
- Close To Tube
- Lift
- Private Terrace
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 125 Years From 01 October 2017
- Service Charges (Per Annum) : £4,642.08. No Ground Rents.

### 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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