

**Devonshire Road  
Colliers Wood, SW19 2EJ**

**£275,000 Leasehold**



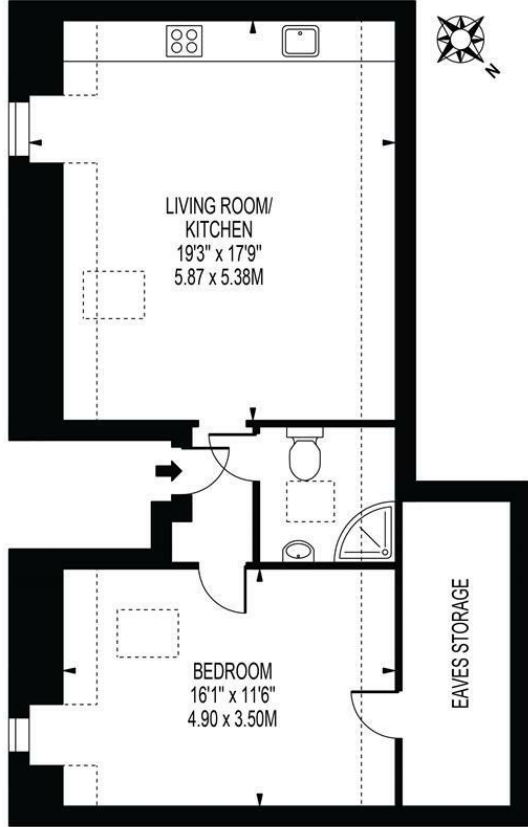
**An excellent opportunity to acquire this well presented one bedroom top floor Period conversion flat, that can be found in this prestigious double fronted residence on one of Colliers Wood's most sought after roads. The apartment has been well maintained and boasts a large open plan kitchen / living room, fitted bathroom, a large double bedroom with eaves storage, no onward chain and off street parking. Viewings are highly recommended.**

**DEVONSHIRE ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 662 SQ FT - 61.47 SQ M

(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 185 SQ FT - 17.20 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.



- Period Conversion Flat
- One Large Double Bedroom
- Top Floor
- No Onward Chain
- Great First Purchase
- Off Street Parking
- EPC Rating : E
- Merton Council Tax Band : B
- Lease : 125 Years From 01 January 2003
- Ground Rents (Per Annum) £150, Service Charges (Per Annum) : £2,100 (2024)

| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         |           |
| (55-68)  | D |                         |           |
| (39-54)  | E | 42                      | 52        |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <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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