

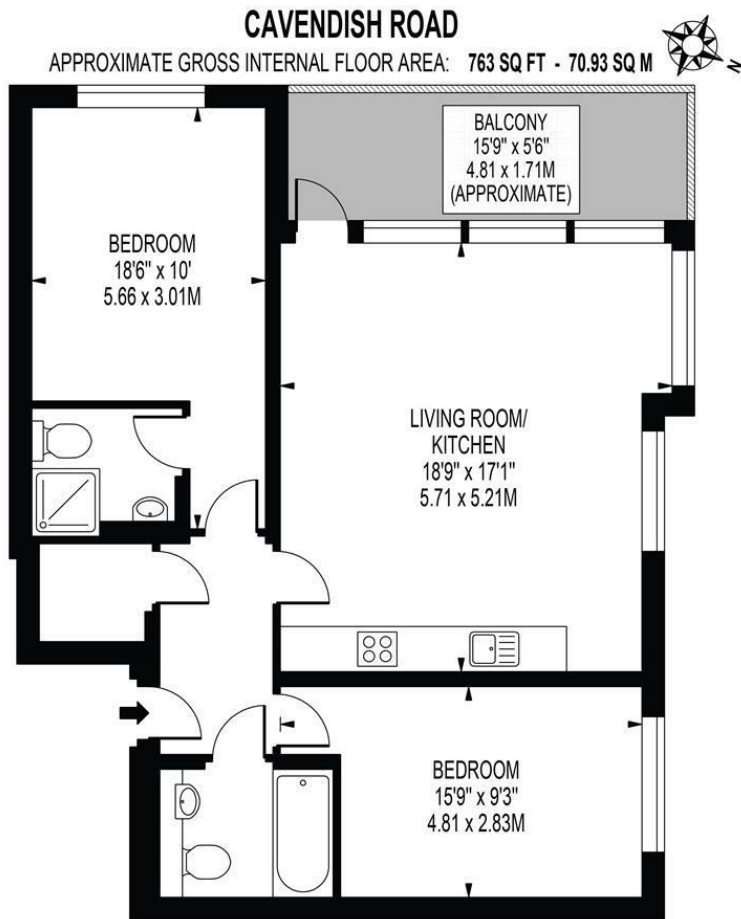
## Cavendish Road Colliers Wood, SW19 2FL

**£485,000 Leasehold**



**\*\*SERVICE CHARGES PAID FOR FIRST TWO YEARS\*\*** A spacious and superbly presented two double bedroom, two bathroom apartment, finished to an excellent standard throughout, situated on the fourth floor (accessible by lift) of a stunning new 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/dining/living room with access to a Private Terrace that gives far-reaching views over the local area, two generous-sized bedrooms, one with its own en-suite, and a further modern fitted bathroom. Additionally, the vendor will include in the sale twenty-four months of service charges to be settled on their buyers behalf.



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.

- Two Double Bedroom Apartment
- Views Over The Local Area
- Two Bathrooms
- Private Terrace
- Close To Tube Station
- Highly Sought After Location
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 October 2017
- Service Charges (Per Annum) : £5,308.18. 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>83</b>	<b>83</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		
England & Wales		
	EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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**

