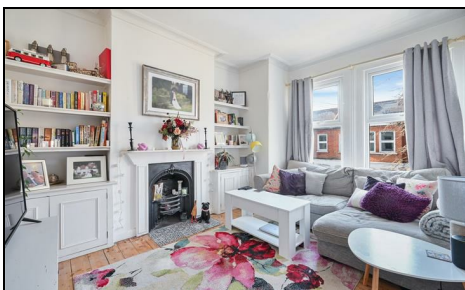


**University Road
Colliers Wood, SW19 2BX**

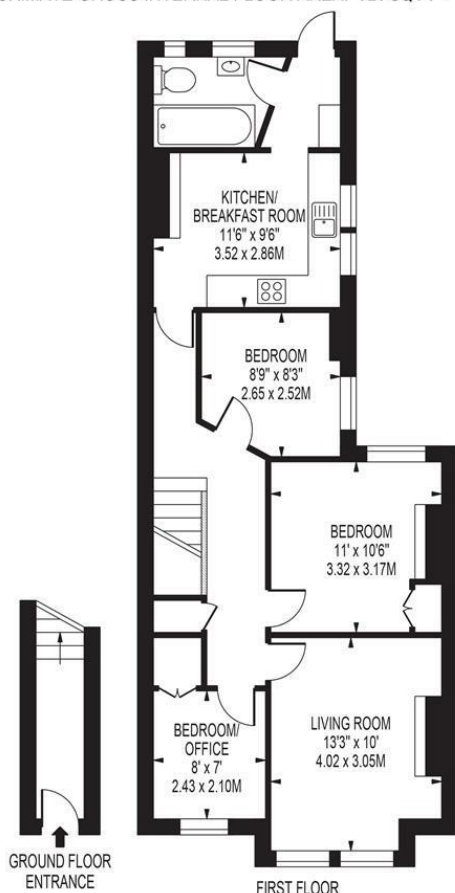
£525,000 Leasehold



A superb first floor three bedroom Period maisonette that has been tastefully renovated throughout by the current owners which is certainly sure to impress, located on one of Colliers Wood's Premier Roads close to both the Tube Station and Tooting High Street. This property is one of the best examples available, which has the potential to extend into the loft to provide a further bedroom and bathroom subject to the usual planning permissions. Comprising of modern kitchen/diner, three bedrooms, lounge with bay window and feature fireplace, lovely bathroom and private rear garden. Properties of this quality are extremely rare and we urge you to view as soon as possible to avoid disappointment.

UNIVERSITY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 721 SQ FT - 66.98 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 First Floor Maisonette
- Three Bedrooms
- Well Presented
- Private Garden
- Potential To Extend (STPP)
- Close To Tube Station
- Merton Council Tax Band : C
- EPC Rating : C
- Lease : 189 Years From 24 June 1983
- Ground Rents (Per Annum) : Peppercorn. No Service Charges



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

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

