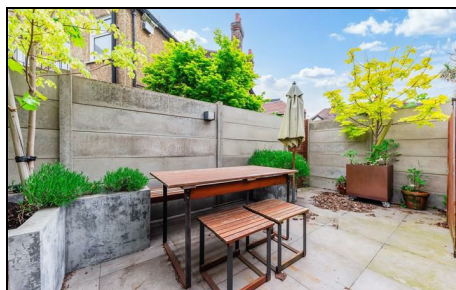
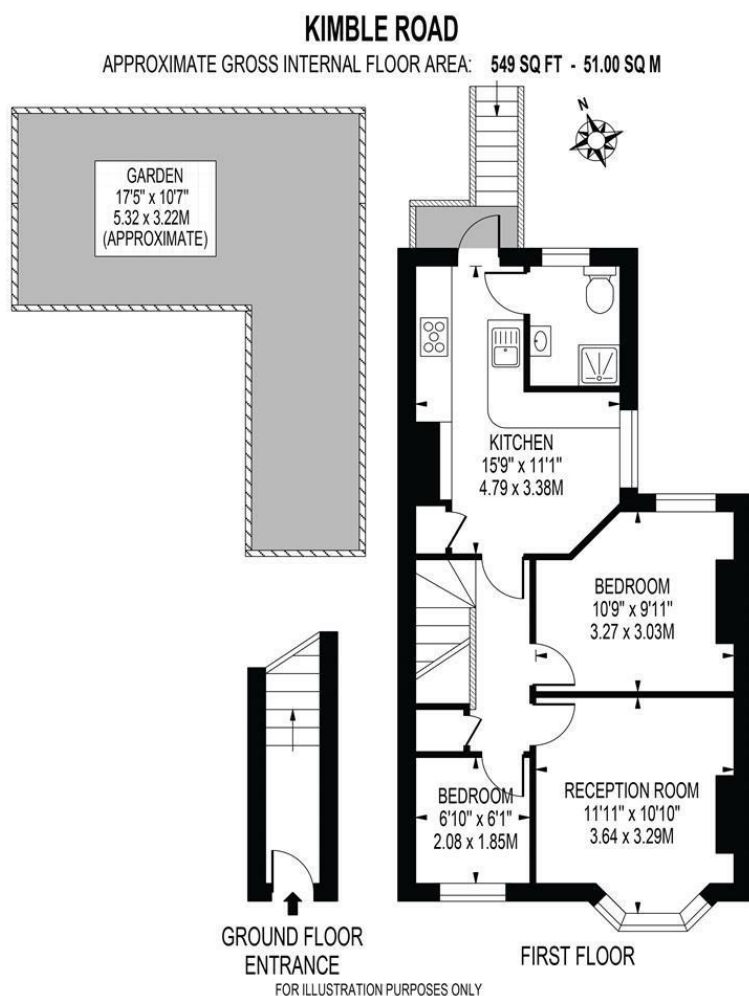


## Kimble Road Colliers Wood, SW19 2AS

**£450,000 Leasehold - Share of Freehold**



A beautifully presented two bedroom first floor maisonette with private and sunny rear garden is offered to the market with no onward chain a share of the freehold and the potential to extend into the loft. The property comprises of a newly fully fitted kitchen/dining room with direct access to the garden, modern fitted wet room style bath room, separate lounge and two bedrooms. This gorgeous property is situated on a popular quiet residential road, just a short walk away from Colliers Wood High Street, Northern Line Underground Station and would suit any buyer looking for something they can add value to at a later date in the SW19 area.



- Two Bedroom Maisonette
- Beautifully Presented
- No Onward Chain
- Share Of Freehold
- Potential To Extend
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : B

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      | 68        |
| (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                     |         |           |

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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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

