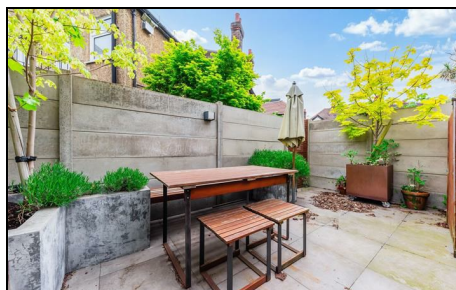
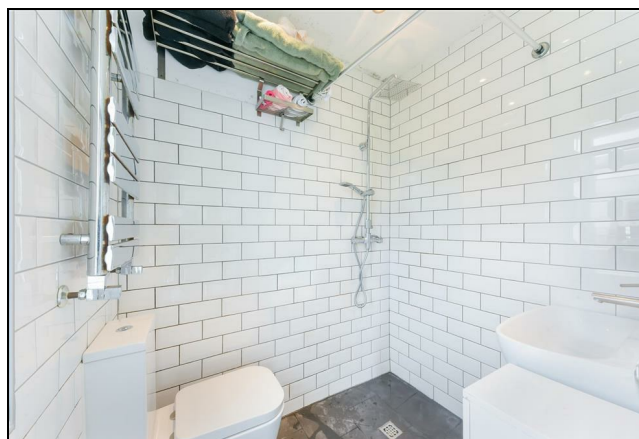
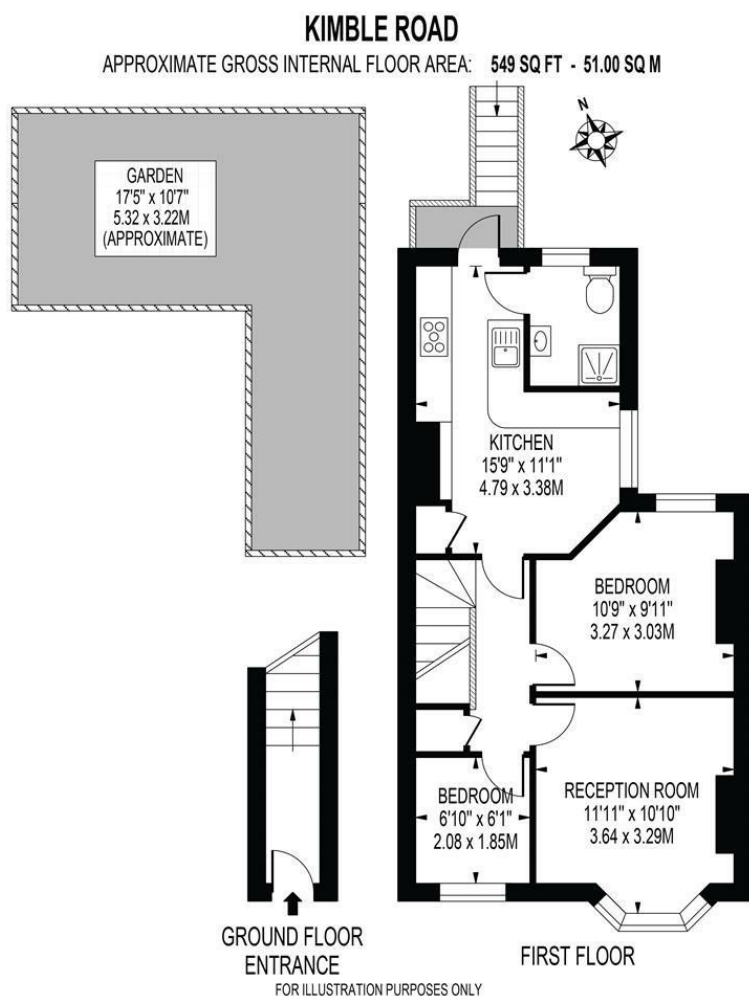


## Kimble Road Colliers Wood, SW19 2AS

**£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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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