Ellisons

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Acre Road Colliers Wood, SW19 2AJ

£469,500 Leasehold



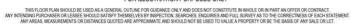






A bright and spacious two bedroom maisonette with its own front door and a private South facing garden offered to the market with no onward chain. Full of character, this tastefully decorated property has charming period features and high ceilings. It includes a grand lounge with a bay window, marble fireplace and gas flamed fire, an eat-in kitchen with a pantry, a master bedroom with a custom built in wardrobe, a second bedroom / office space also with fitted wardrobe and a good sized bathroom. The private South facing landscaped garden is a sun trap, low maintenance with new decking and planting. Located on the Colliers Wood / Tooting borders, on a sought after no through road on the route of the Northern Line between Tooting Broadway and Colliers Wood stations both stops on the Night Tube - this lovely property has a range of shops and local attractions (including Tooting Street Food Market, Wandle Park and the Tandem Shopping Centre) just a short walk away. Contact Ellisons to find out more or to arrange a viewing to see for yourself.

ACRE ROAD APPROXIMATE GROSS INTERNAL FLOOR AREA: 684 SQ FT - 63.55 SQ M GARDEN KITCHEN 12'5" x 10'11" 3.79 x 3.33M 28'9" x 12'1 8.77 x 3.69M (APPROXIMATE) BEDROOM 11'3" x 10'9' RECEPTION ROOM BEDROOM 13'10" x 10'11" 4.21 x 3.32M 11'9" x 5'9" 3.57 x 1.76M **GROUND FLOOR** FIRST FLOOR **ENTRANCE** FOR ILLUSTRATION PURPOSES ONLY

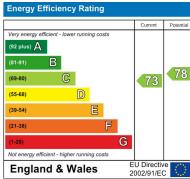


- · Period Maisonette
- Two Bedrooms
- · Private South Facing Garden
- Sought After Area
- · Chain Free
- · Long Lease
- · EPC Rating; C
- · Merton Council Tax Band : B
- Lease: 125 Years From 04 July 2008
- Ground Rents (Per Annum) : £150. Service Charges (Per Annum Including Buildings Insurance) : £265.00









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





