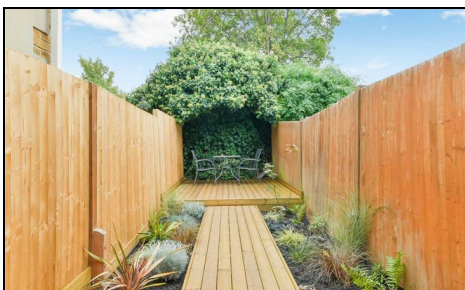


Acre Road Colliers Wood, SW19 2AJ

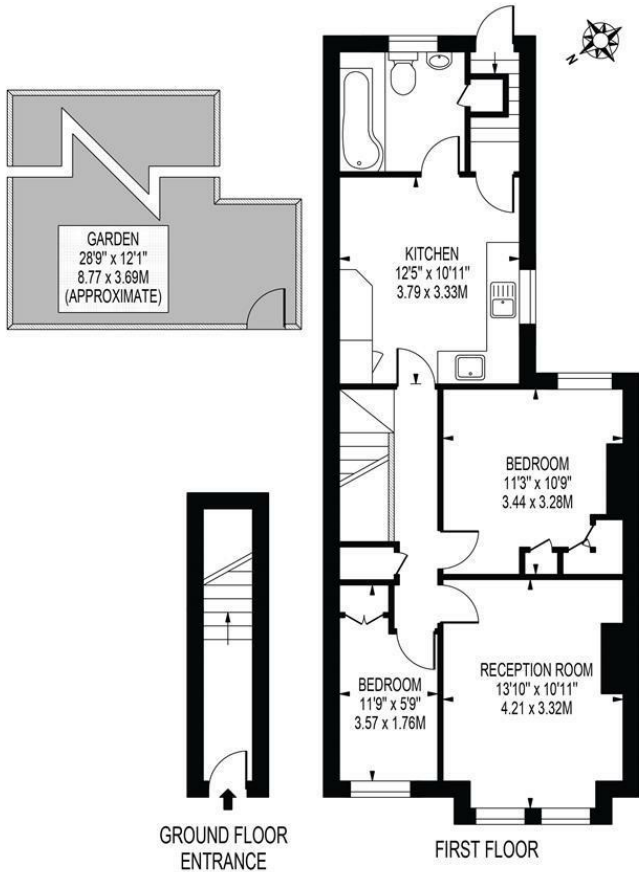
£469,500 Leasehold



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, Wandale 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



FOR ILLUSTRATION PURPOSES ONLY

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 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	

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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

