

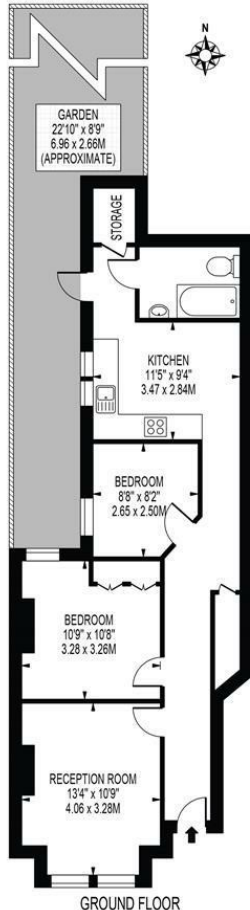
Boyd Road Colliers Wood, SW19 2DF

Offers In Excess Of £490,000 Leasehold



A beautifully presented two bedroom period ground floor maisonette, located on a pretty and desirable tree lined road close to the Northern Line. Comprising of a spacious lounge with plantation shutters, a modern fitted kitchen with direct access to a private, low-maintenance rear garden, a master bedroom with ample storage, and a guest bedroom that could also be used as a study for those wanting to work from home, and a lovely modern fitted bathroom. This property further benefits from a long lease and is a must view property for those looking in the SW19 and Tooting areas.

BOYD ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 658 SQ FT - 61.09 SQ M



GROUND FLOOR
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.

- Ground Floor Maisonette
- Two Bedrooms
- Beautifully Presented
- Fantastic Location
- Close To Tube Station
- Long Lease
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 159 Years From 01 January 2002
- Ground Rent (Per Annum): £100. Buildings Insurance (Per Annum) : £450 (Approx - 2025)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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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Celebrating 30 years of successful Sales and Lettings in Merton

