

SW19

it's all in the postcode...



Brangwyn Crescent

Colliers Wood

£400,000

- Split level
- Two double bedrooms
- Balcony
- Parking
- Close to Northern line



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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Beautifully presented and stylish two double bedroom split level maisonette located on a quiet residential cul-du-sac walking distance to Colliers Wood town and the Northern line tube. Short walk from Morden Hall National Trust Park. Private entrance, long lease and ample parking, including designated space. Perfect for the first time buyers. Spacious reception with doors leading to a balcony. Modern fitted kitchen with plenty of storage. Spacious bedrooms, loft storage, front garden. A really attractive property. Check out the video tour. Call us now to arrange your viewing and avoid disappointment.



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SW19**Brangwyn Crescent, SW19**CAPTURE DATE
14/10/2019LASER SCAN POINTS
24,094,148GROSS INTERNAL AREA
66.9 Sqm / 720.4 Sqft

GROSS INTERNAL AREA
The footprint of the property
66.9 Sqm / 720.4 Sqft

NET AREA (INTERNAL)
Excludes walls and external features
60.0 Sqm / 646.3 Sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
1.4 Sqm / 14.6 Sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
2.3 Sqm / 25.2 Sqft

spec

RICS

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL
63.7 Sqm / 685.5 Sqft

IPMS 3C RESIDENTIAL
61.4 Sqm / 660.9 Sqft

SPEC ID
5da09ec430921809f70380c7

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents Ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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