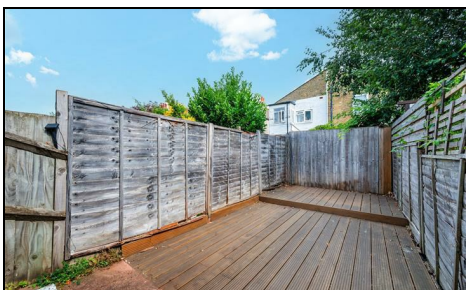


College Road Colliers Wood, SW19 2BS

£500,000 Leasehold



A beautifully presented two double bedroom period maisonette, located on one of Colliers Wood's sought after roads close to both the Underground Station and Tooting High Street. The property comprises of a good sized fitted kitchen, two double bedrooms, spacious lounge / diner with bay window, stripped wood flooring and feature fireplace, newly fitted modern bathroom and a private garden. Properties in this condition are hard to find, so we urge you to view as soon as possible to avoid disappointment.

COLLEGE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 709 SQ FT - 65.86 SQ M



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 First Floor Maisonette
- Private Garden
- Two Double Bedrooms
- Close to Underground Station
- Beautifully Presented
- Long Lease
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 189 Years From 25 March 1983
- No Service Charges. Ground Rents (Per Annum) : Peppercorn



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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

