

**Laburnum Road
Colliers Wood, SW19 1BH**

£450,000 Leasehold - Share of Freehold



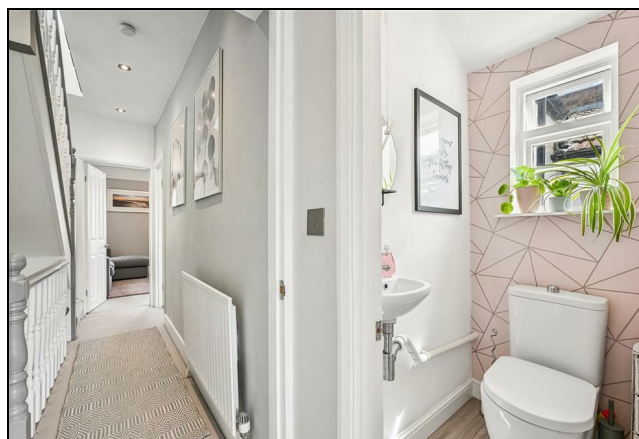
A truly stunning and beautifully presented two double bedroom, split level Period flat with long lease and a share of the freehold. The property comprises of a newly fitted kitchen, separate W/C, spacious lounge/diner with feature fireplace and the first of the two bedrooms, the loft has been converted to create a stunning master bedroom with fitted wardrobes and a modern fitted bathroom. This gorgeous property is Situated on a popular very quiet residential road, moments from Colliers Wood High Street and Tube Station. A fantastic purchase for first time buyers looking to get onto the SW19 property market.

LABURNUM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 700 SQ FT - 65.04 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 43 SQ FT - 4.00 SQ M



- Period Conversion Flat
- Two Double Bedrooms
- Share of Freehold
- Beautifully Presented
- Fantastic Location
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 99 Years From 05 December 2008
- Buildings Insurance : £300 Per Annum (2026)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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.

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