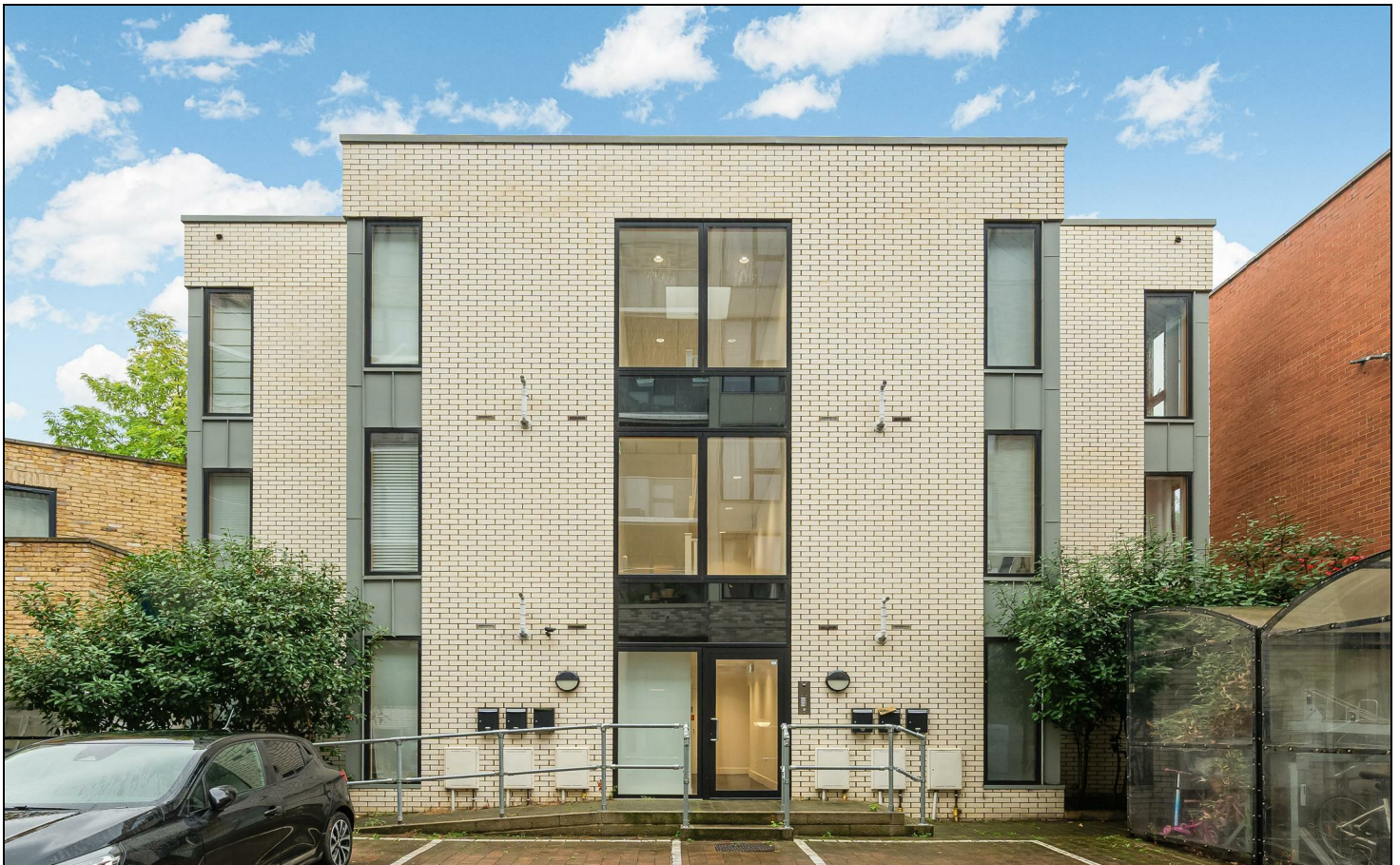


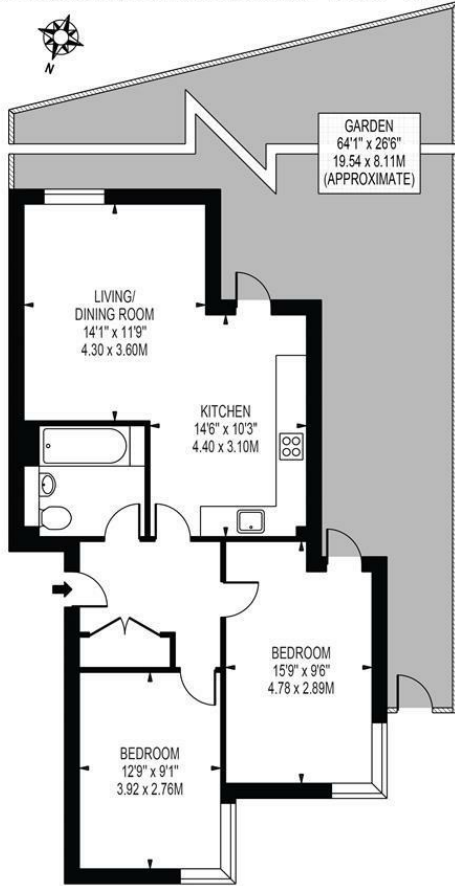
Cavendish Road Colliers Wood, SW19 2FL

£475,000 Leasehold



A beautifully presented two double bedroom apartment in a sought-after development, ideally located moments from Colliers Wood Northern Line station. The property features modern interiors, two double bedrooms, open plan living with a modern fitted kitchen and a lovely private walled garden, perfect for relaxing or entertaining. Offering style, comfort and convenience, this is a fantastic home in a great location and is offered to the market with no onward chain.

CAVENDISH ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 697 SQ FT - 64.77 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.

- Two Double Bedrooms
- Ground Floor
- Private Walled Garden
- Centrally Located
- No Onward Chain
- Close To Tube Station
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 03 March 2017
- Ground Rents (Per Annum) : £300. Service Charges (Per Annum) : £1930.80 (2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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