

**SW19**

*it's all in the postcode...*



**Briscoe Road  
Colliers Wood**

**£699,999**

- Three bedrooms
- Private Garden
- Split level
- Stylish internal decor
- Close to Northern line
- Very high end finish
- Council tax Band C
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

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

*it's all in the postcode...*

A truly impressive split-level three double bedroom, first floor purpose-built maisonette that has been tastefully renovated throughout. This property is one of the finest examples available of an Edwardian maisonette which has been fully extended. These unique properties which were built early 1900's have their own front door and an internal staircase that leads to a private rear garden. SW19 Highly recommend viewing this gem of a property in the heart of Colliers Wood.

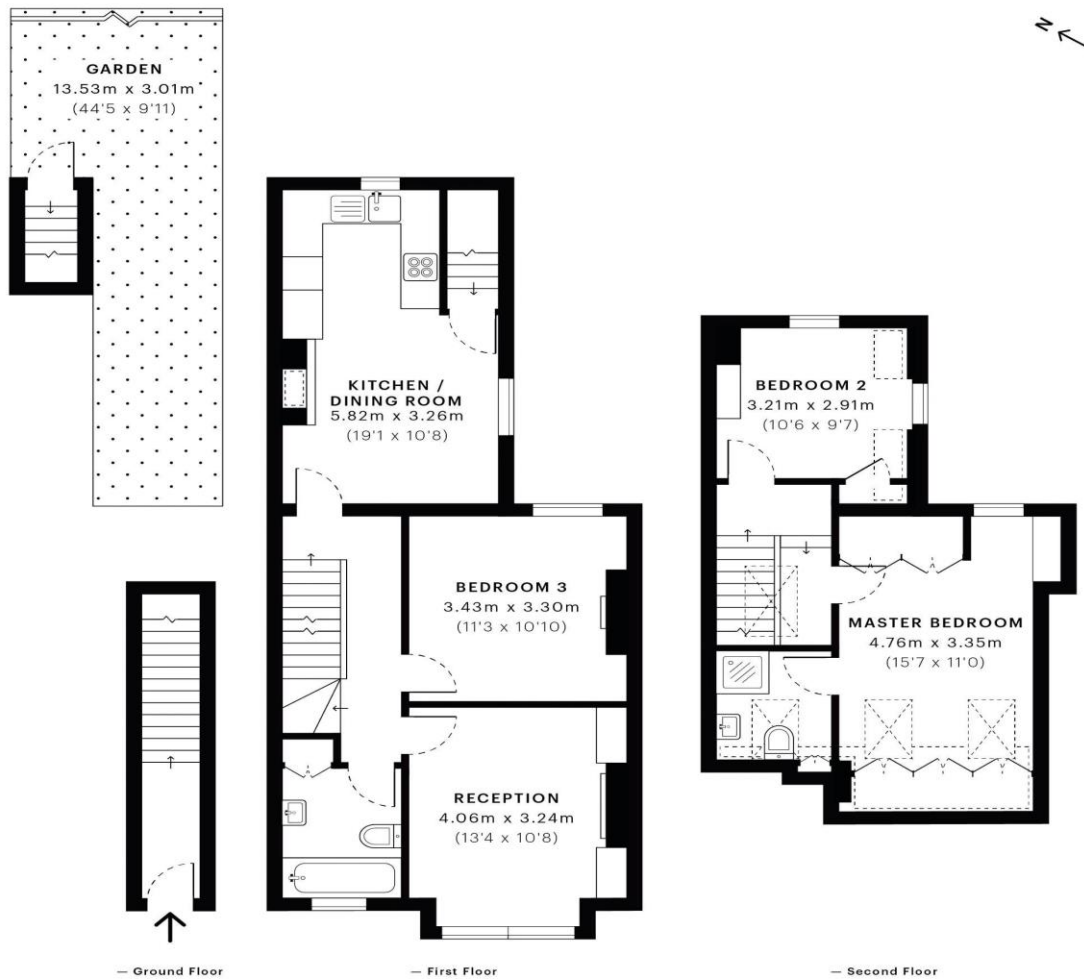


---

020 8544 2828  
Wimbledon: Wimbledon Park: Colliers Wood  
[www.SW19.com](http://www.SW19.com)  
SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

*'it's all in the postcode...'*



**SW19****Briscoe Road, SW19**CAPTURE DATE  
07/01/2020LASER SCAN POINTS  
112,551,227**GROSS INTERNAL AREA**  
**97.8 Sqm / 1052.2 Sqft**

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property.  
**97.8 Sqm / 1052.2 Sqft**

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features.  
Includes washrooms, restricted head  
**86.0 Sqm / 925.7 Sqft**

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**4.8 Sqm / 51.3 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  
93.3 Sqm / 1004.5 Sqft

IPMS 3C RESIDENTIAL  
86.0 Sqm / 925.7 Sqft

SPEC ID  
5e109ffa65e6920c73061a60

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.

020 8544 2828  
Wimbledon: Wimbledon Park: Colliers Wood  
[www.SW19.com](http://www.SW19.com)  
SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

*'it's all in the postcode...'*