

Clarendon Road Colliers Wood, SW19 2DX

£675,000 Leasehold - Share of Freehold

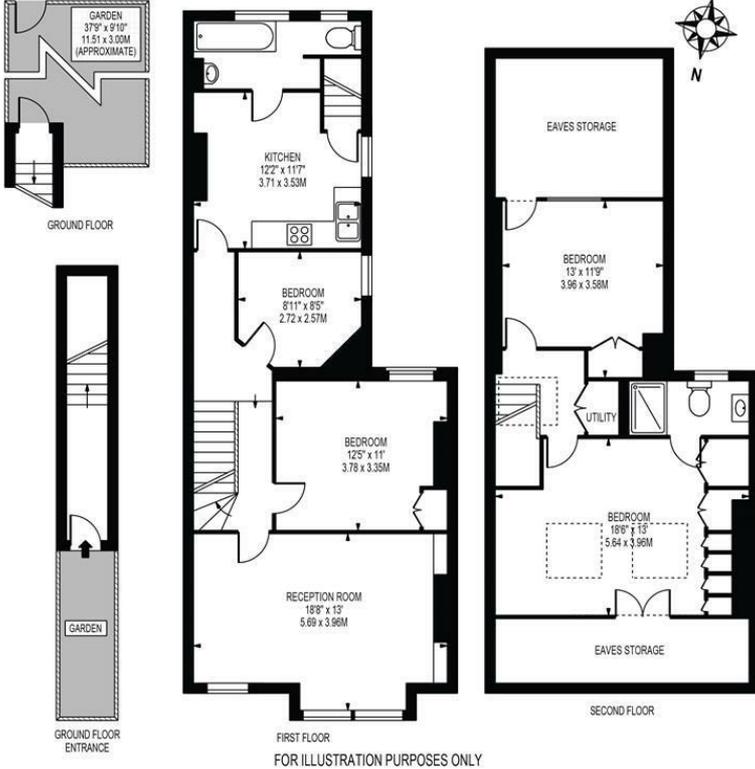


A spacious and beautifully presented split level, four bedroom, two bathroom period maisonette with a private south facing garden, located on a highly sought after tree-lined road. The property is just a short walk from Colliers Wood Underground Station, providing access to the Northern Line, as well as an award winning park and the ever popular Merton Abbey Mills. The accommodation comprises a spacious reception room with a bay window, a large modern kitchen / breakfast room with access to the rear garden, and a modern bathroom suite. It further comprises three generous double bedrooms, a good sized single bedroom ideal for home working, and a master bedroom with its own modern en-suite. Properties of this quality rarely come to the market, so early viewing is highly recommended to avoid disappointment.

CLARENDON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1510 SQ FT - 140.28 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 239 SQ FT - 22.20 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 Split Level Maisonette
- Beautifully Presented
- Four Bedrooms
- Close To Tube Station
- Share Of Freehold
- Highly Sought After Location
- EPC Rating : C
- Merton Council Tax Band ;; B
- Lease : 999 Years From 24 June 1982

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 82 |
| (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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