

**SW19**

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



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## Mill Road

**Offers in Excess of £450,000**

- Two generous double bedrooms
- Fully refurbished to exceptional standard
- High specification finish throughout
- Share of the freehold
- Private off-street parking
- Colliers Wood/South Wimbledon stations
- 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

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A masterfully reimagined two-bedroom duplex, exquisitely finished to an uncompromising standard. Showcasing refined interiors, a newly installed boiler, off-street parking, and a coveted share of freehold, this residence embodies understated luxury. Perfectly positioned moments from Colliers Wood and South Wimbledon, and overlooking the tranquil beauty of the Wandle River and Abbey Mills, it offers a lifestyle of effortless elegance and distinction.




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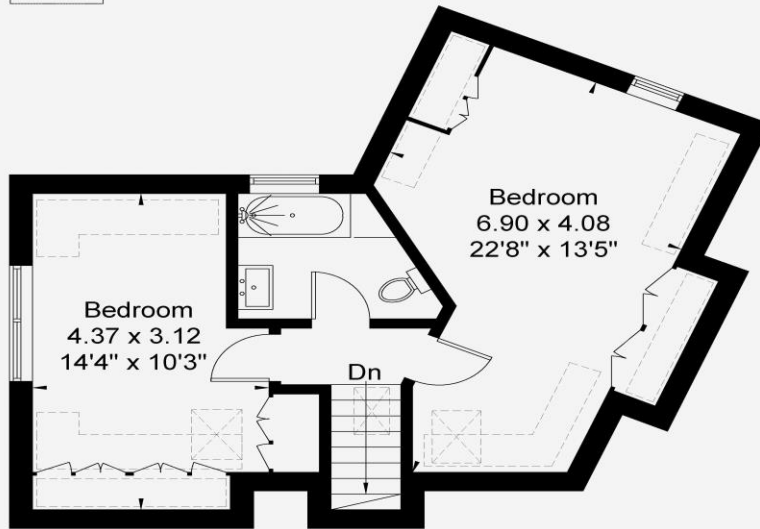
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## Mill Road, SW19

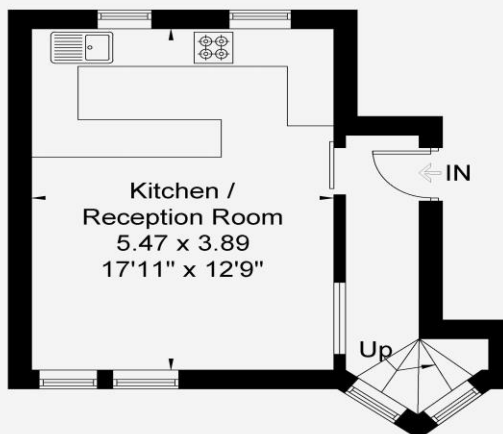
Approximate Gross Internal Area = 72.8 sq m / 783 sq ft



 = Reduced headroom below 1.5m / 5'0



**Second Floor**  
46.4 sq m / 499 sq ft



**First Floor**  
26.4 sq m / 284 sq ft

[www.epc.uk.com](http://www.epc.uk.com) [info@epc.uk.com](mailto:info@epc.uk.com)

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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.

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