

## Prince Georges Road Colliers Wood, SW19 2FG

**£500,000 Leasehold**



A large modern and beautifully presented, eighth floor two double bedroom, two bathroom apartment located in a highly desirable building close to Colliers Wood Tube and local amenities with far reaching views onto Central London skyline. Comprising of an open-plan kitchen/lounge/diner, private and sunny balcony, good sized second double bedroom, great sized master bedroom with built in wardrobes and en-suite. Further points to note are good sized utility/storage cupboard, bike storage and two communal gardens with views over the local area. This gorgeous property is ideal for the first time buyers looking to be near, bars, restaurants and gyms of both Tooting and Colliers Wood. The nearest station is Colliers Wood (Northern Line) Underground Station.

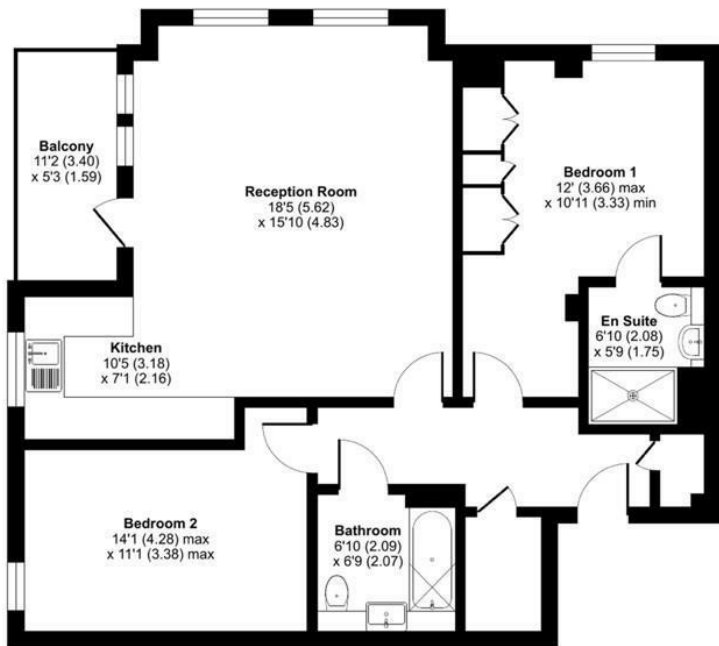
## Prince Georges Road, London, SW19

Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



1/1



EIGHTH FLOOR

- Two Double Bedroom Apartment
- Eighth Floor
- Beautifully Presented
- Sunny Private Balcony
- Fantastic Views Over London
- Close To Tube Station
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 25 December 2017
- Ground Rents (Per Annum) : £100 - Service Charges (Per Annum) : £4692 (2026)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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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