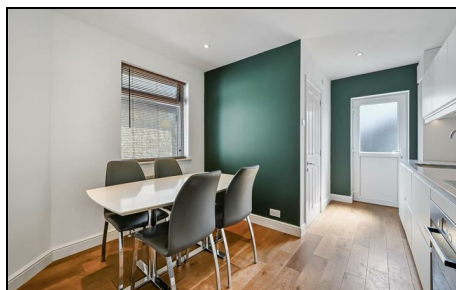


**Chesham Road
Colliers Wood, SW19 2AT**

£499,950 Leasehold - Share of Freehold



A truly stunning and beautifully presented two double bedroom, two bathroom split level maisonette with private South Facing Garden, no onward chain and share of the freehold. The property comprises of a newly fitted kitchen/diner with direct access to the South Facing Garden, great sized separate lounge, modern fitted family bathroom two double bedrooms with an en-suite to the master bedroom. This gorgeous property is situated on a popular very quiet residential road, moments from Colliers Wood High Street and Tube Station. A fantastic purchase for any first time buyer looking to buy in the SW19 area.

CHESHAM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 947 SQ FT - 87.98 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 156 SQ FT - 14.49 SQ M



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
- Split Level
- Beautifully Presented
- Private South Facing Garden
- No Onward Chain
- Share of Freehold
- EPC Rating : C
- Merton Council Tax Band : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

