

## College Road Colliers Wood, SW19 2BS

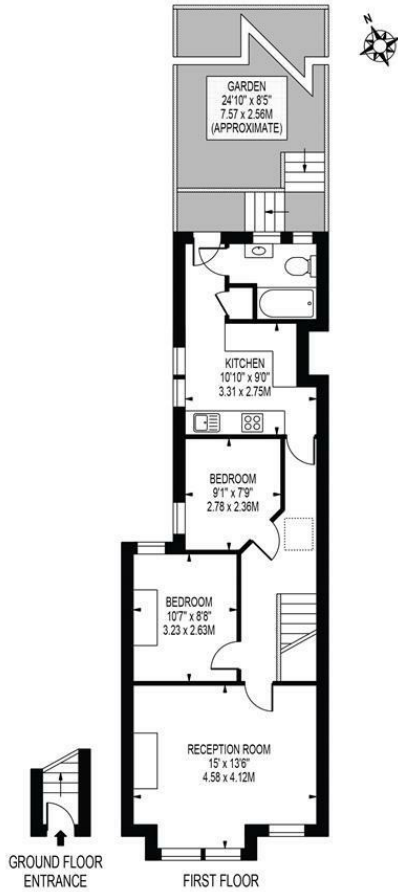
**£495,500 Leasehold - Share of Freehold**



**A beautifully presented and fully renovated two double bedroom first floor period garden flat, located on a sought after road close to both Colliers Wood tube station and Tooting High Street. This stunning property is being sold with a share of the freehold, long lease, no onward chain and the potential of extending the loft void to create two further bedrooms and bathroom subject to the usual planning consents. A must view property for anybody looking to move into the SW19 area.**

## COLLEGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 634 SQ FT - 58.88 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.



- Period Garden Flat
- Beautifully Presented
- Share Of Freehold
- Loft Extension Potential
- No Onward Chain
- Two Double Bedrooms
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 999 Years From 02 July 2013
- No Service Charges

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(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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