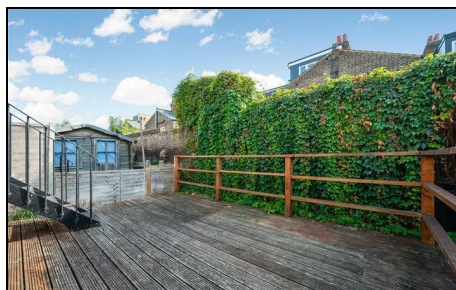


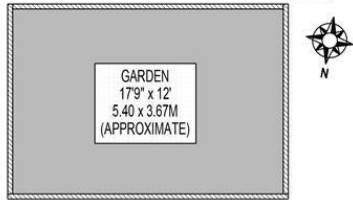
**Dinton Road
Colliers Wood, SW19 2AP**

Offers In Excess Of £325,000 Leasehold

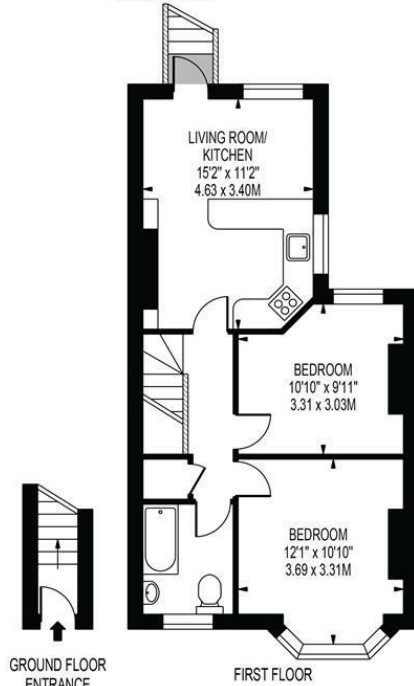


A well presented two bedroom first floor maisonette with private and sunny rear garden is offered to the market with no onward chain. The property comprises of a fully fitted kitchen/dining room with direct access to the garden, modern fitted bathroom, separate lounge and a good sized bedroom. This lovely property is situated on a popular quiet residential road, just a short walk away from Colliers Wood High Street, Northern Line Underground Station and would suit any buyer looking for something they can add value to at a later date in the SW19 area.

DINTON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 529 SQ FT - 49.10 SQ M



GROUND FLOOR



FIRST FLOOR

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.



- First floor Maisonette
- One Double Bedroom
- Great Sized Kitchen Diner
- Close To Tube Station
- No Onward Chain
- Ideal First Purchase
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 125 Years From 25 March 1996
- Ground Rents (Per Annum) : £100. Buildings Insurance (2026) : £572.92

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(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

