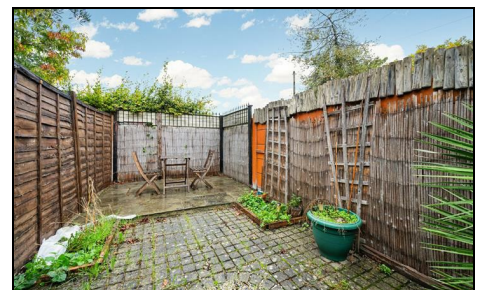
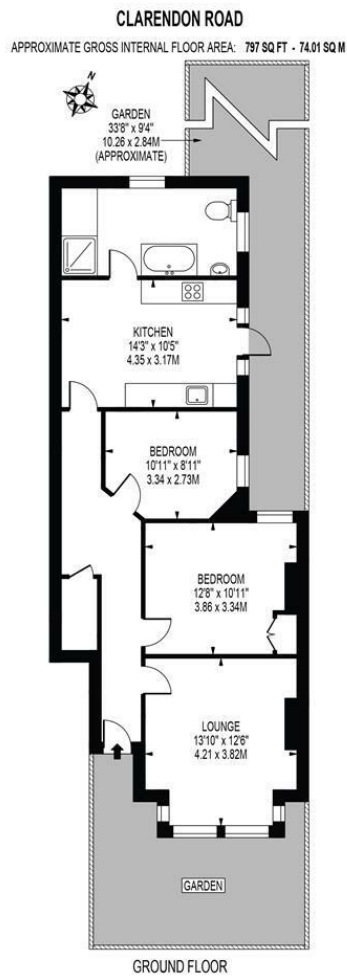


Clarendon Road Colliers Wood, SW19 2DU

£525,000 Leasehold



A gorgeous, wider and larger than average period two double bedroom ground floor maisonette, which has been treasured and presented in fantastic condition throughout. This wonderful property consists of a spacious lounge with feature fireplace, two genuine double bedrooms, a large four piece bathroom and a large, fully integrated fitted kitchen / diner with direct access to the lovely private rear garden, which also benefits from side access. The property is located on a highly sought after and quiet residential road in the centre of Colliers Wood, a stones throw away from the park and a local Ofsted Outstanding rated Primary School. With easy access to local shops, coffee shops and transport facilities, all within a short walk. Must be viewed to be truly appreciated and is being sold with no onward chain.



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.

- No Onward Chain
- Larger Than Your Typical Maisonette
- Two Double Bedrooms
- Separate Living Room
- Fantastic Location
- Private Garden
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 125 Years From 21 December 2009
- Ground Rents (Per Annum) : £200



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

