

## Cavendish Road Colliers Wood, SW19 2EZ

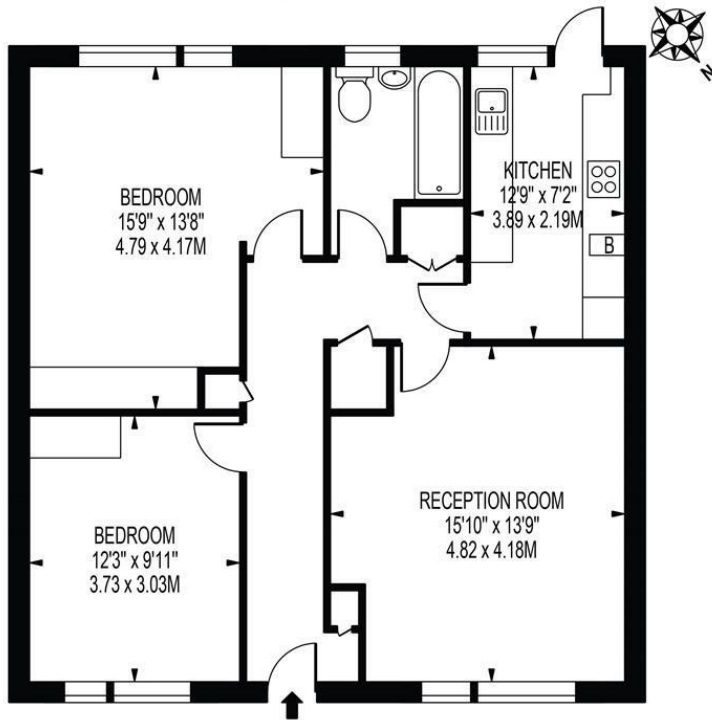
**£465,000 Leasehold - Share of Freehold**



**A modern and spacious, two double bedroom purpose built flat, located on a sought after road close to Tube Station with large communal gardens. This property has a new modern kitchen with direct access to the gardens, spacious living room, two double bedrooms with a large modern family bathroom, large private bike store and a garage. This property is a share of freehold and is close to many local amenities and transport links making it an ideal first time home!**

## EFFINGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



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.

- Ground Floor Apartment
- Two Double Bedrooms
- No Chain
- Share Of Freehold
- Fantastic Location
- Garage
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 25 March 1969
- Service Charges (Per Annum) : £2,160

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

