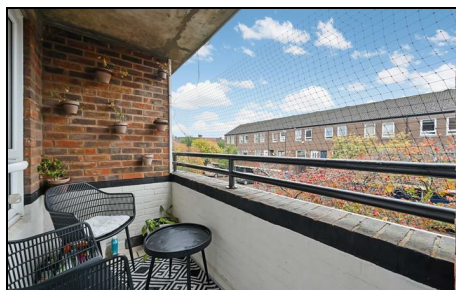


Singleton Close Colliers Wood, SW17 9JY

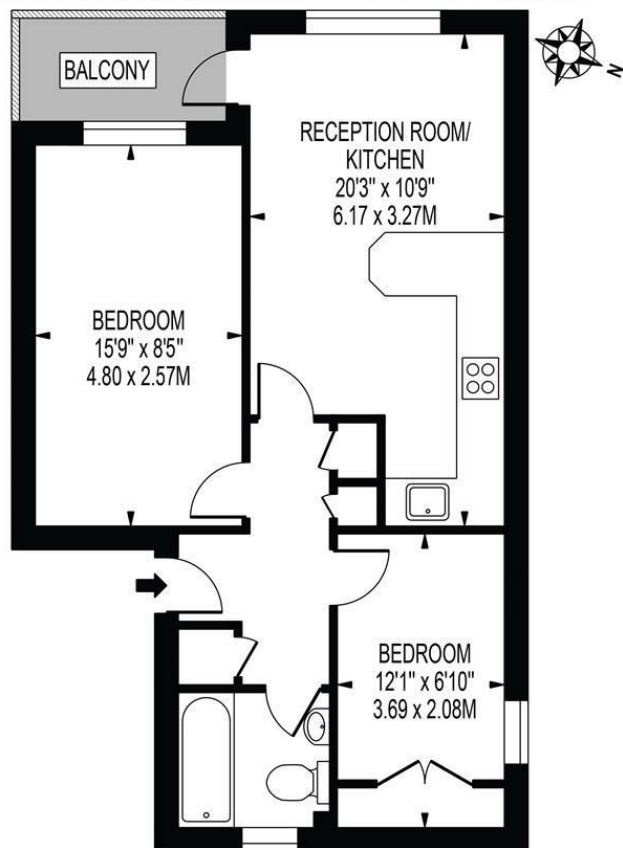
£350,000 Leasehold



A beautifully presented two bedroom, first floor flat that is located close to both Colliers Wood Underground Station (Northern Line) and Tooting Mainline Station. This stunning property comprises of a great sized lounge / diner with access to a private balcony, a modern fully fitted kitchen, a newly fitted bathroom suite, two good sized bedrooms and plenty of storage cupboards. This lovely property would be ideal for a first time buyer looking to move into the SW19 area.

SINGLETON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 537 SQ FT - 49.9 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.

- Beautifully Presented
- Two Bedrooms
- Private Balcony
- Close To Transport
- Fantastic First Purchase
- Stunning Kitchen
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 125 Years From 24 June 1986
- Ground Rents (Per Annum) : £10



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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

