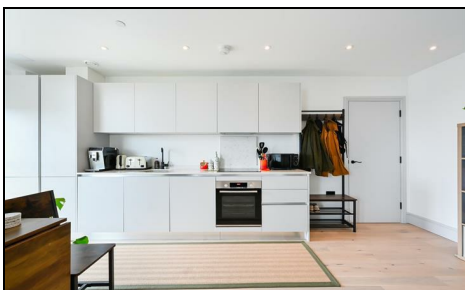


## Station Road Colliers Wood, SW19 2FX

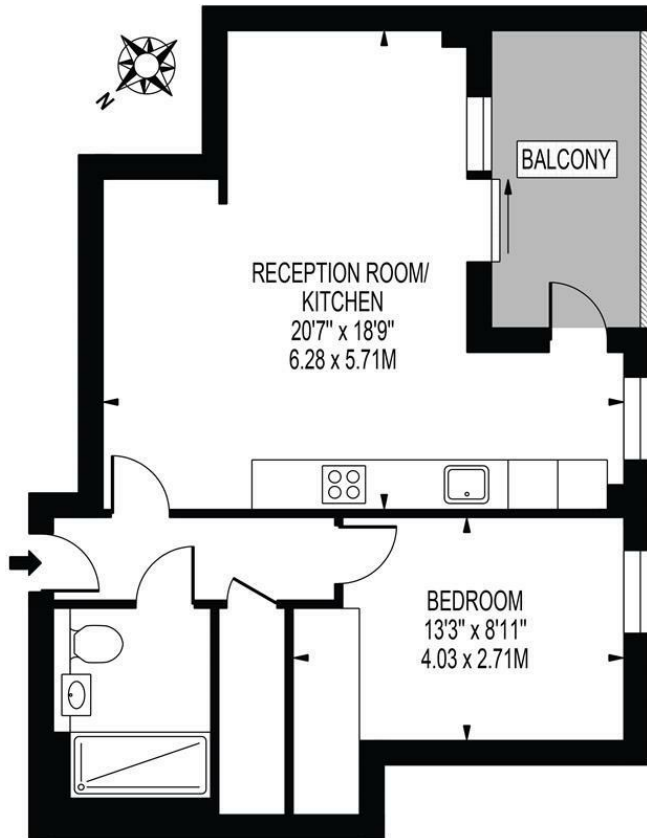
£425,000 Leasehold



A gorgeous one double bedroom, third floor apartment located within a new development close to Tube Station, Merton Abbey Mills and Hypermarket with M&S offered with no onward chain. Comprising of a stunning open plan lounge / diner/ fully fitted kitchen with direct access to a great terrace with far reaching views over the city and modern family bathroom. This stunning apartment also has high ceilings throughout that give you the sense of space and flood the property in natural light as well as a decent amount of storage. A real must see apartment for those looking in the SW19 area.

## ABBEY WALL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 527 SQ FT - 48.93 SQ M



### THIRD 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.



- One Bedroom Apartment
- Third Floor
- Beautifully Presented
- No Onward Chain
- Stunning Views
- Lots Of Storage
- Close to Tube Station
- EPC Rating : B
- Merton Council Tax Band ; C
- Lease ; 250 Years From 24 June 2022

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(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	

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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

