Ellisons

Colliers Wood
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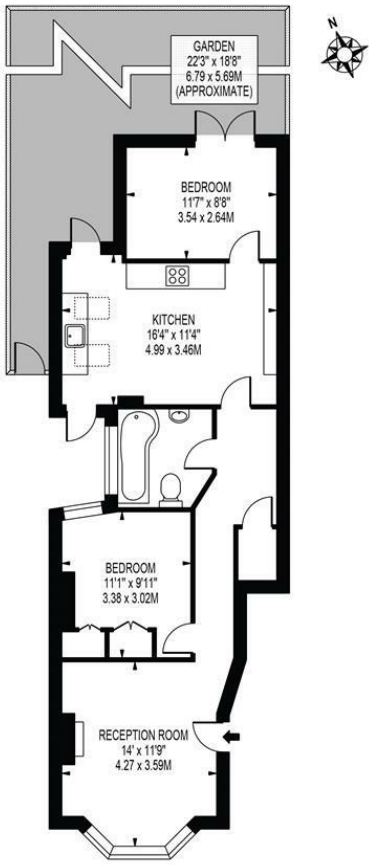
Clive Road
Colliers Wood, SW19 2JB

Asking Price £575,000 Leasehold - Share of Freehold

A simply stunning two double bedroom Victorian conversion flat with good sized private rear garden located close to Colliers Wood tube station. This fantastic property has a great sized living room with fireplace and plantation shutters, modern integrated kitchen with granite worktops, master bedroom with fireplace and built in wardrobes, an immaculate private rear garden perfect for entertaining in the summer months. This would be an ideal purchase for the first time buyer as its located in premium area close to local bars, restaurants and Tube Station with the added benefit of a share of freehold. This exceptional property presents a rare opportunity not to be missed. Early viewing is strongly advised to fully appreciate all it has to offer.

CLIVE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **705 SQ FT - 65.47 SQ M**

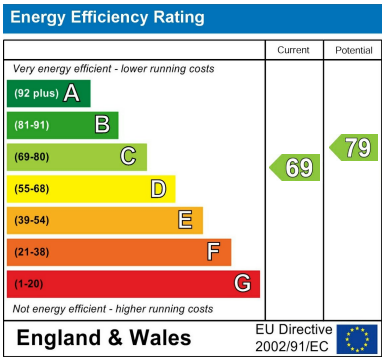


GROUND FLOOR

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.

- Two Double Bedrooms
- Period Conversion
- Good Sized Private Garden
- Beautifully Presented
- Share Of Freehold
- Quiet Location
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : B



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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

30 YEARS 1989–2019