

Warren Road Colliers Wood, SW19 2HX

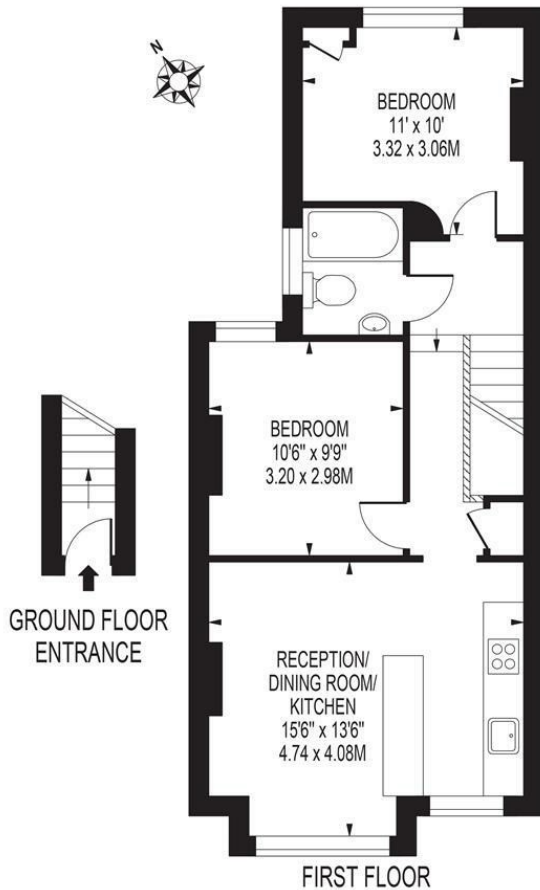
£425,000 Leasehold



A two double bedroom period conversion flat located in a highly sought after area close to both Tube Station (Northern Line) and Tooting High Street with its many Eateries and Pubs. This lovely property comprises of two double bedrooms, modern open plan lounge/fitted kitchen/diner with feature fireplace and a family bathroom. This property would be best suited to the first time buyer and is an ideal blank canvas for someone looking to put their stamp on it as the loft is demised so the option of extending into the loft void to create a further bedroom and bathroom are possible subject to the usual planning permissions. The property further benefits from a newly extended long lease and no onward chain.

WARREN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 555 SQ FT - 51.56 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.

- Two Double Bedrooms
- Period Flat
- Close To Tube Station (Northern Line)
- Potential To Extend (STPP)
- No Onward Chain
- Newly Extended Lease of 150 Years
- EPC Rating : C
- Merton Council Tax Band : B
- No Ground Rents or Service Charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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