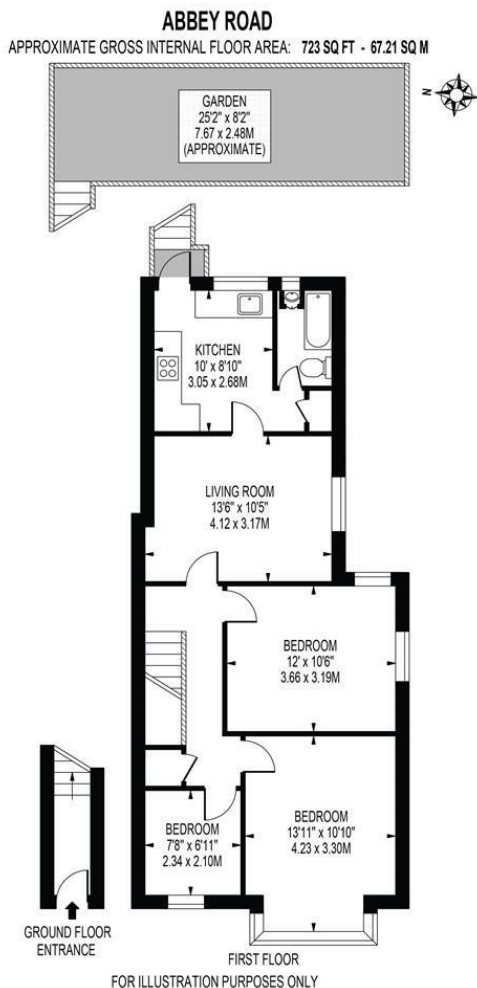


Abbey Road Colliers Wood, SW19 2LZ

£425,000 Leasehold - Share of Freehold



A nicely presented three bedroom first floor maisonette, located on a quiet residential street close to both Tube Station and great amenities. The property comprises private entry door, three bedrooms, spacious living/dining area, modernised bathroom and separate fitted kitchen. Out of the back door, via the steps, you have a private low maintenance garden to the rear, ideal for relaxing and entertaining during the warmer months. This property is ideal for the first time buyer as it's offered with no onward chain and comes with a share of the freehold.



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.

- Three Bedrooms
- First Floor Maisonette
- Private Garden
- No Onward Chain
- Close To Tube Station
- Share of Freehold
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 09 April 1976
- Buildings Insurance (2026) : £378 Per Annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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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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

