

FOR SALE



Park Road, Colliers Wood, SW19

Offers In Excess Of £280,000 Leasehold

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Property Description

This well-presented one-bedroom flat, located at Park Road in the heart of Merton, offers a perfect blend of comfort and convenience. Situated within a well-maintained development, the property is ideal for first-time buyers, professionals, or investors. This property is offered to the market **Chain Free**.

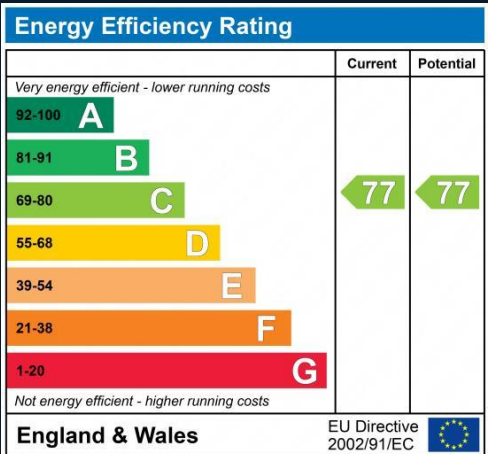
The flat features a bright and spacious open-plan living and dining area, enhanced by large windows that allow for plenty of natural light. The modern fitted kitchen is well-equipped with ample storage and workspace, making it both practical and stylish.

The flat offers of a generously sized double bedroom, while the contemporary bathroom is finished to a good standard. Additional benefits include secure entry, well-kept communal areas, and a desirable residential location.

Ideally positioned, the property is within easy reach of local amenities, shops, cafes, and transport links, offering excellent connectivity into central London and surrounding areas. Nearby green spaces add to the appeal, making it a great choice for those seeking a balanced urban lifestyle.

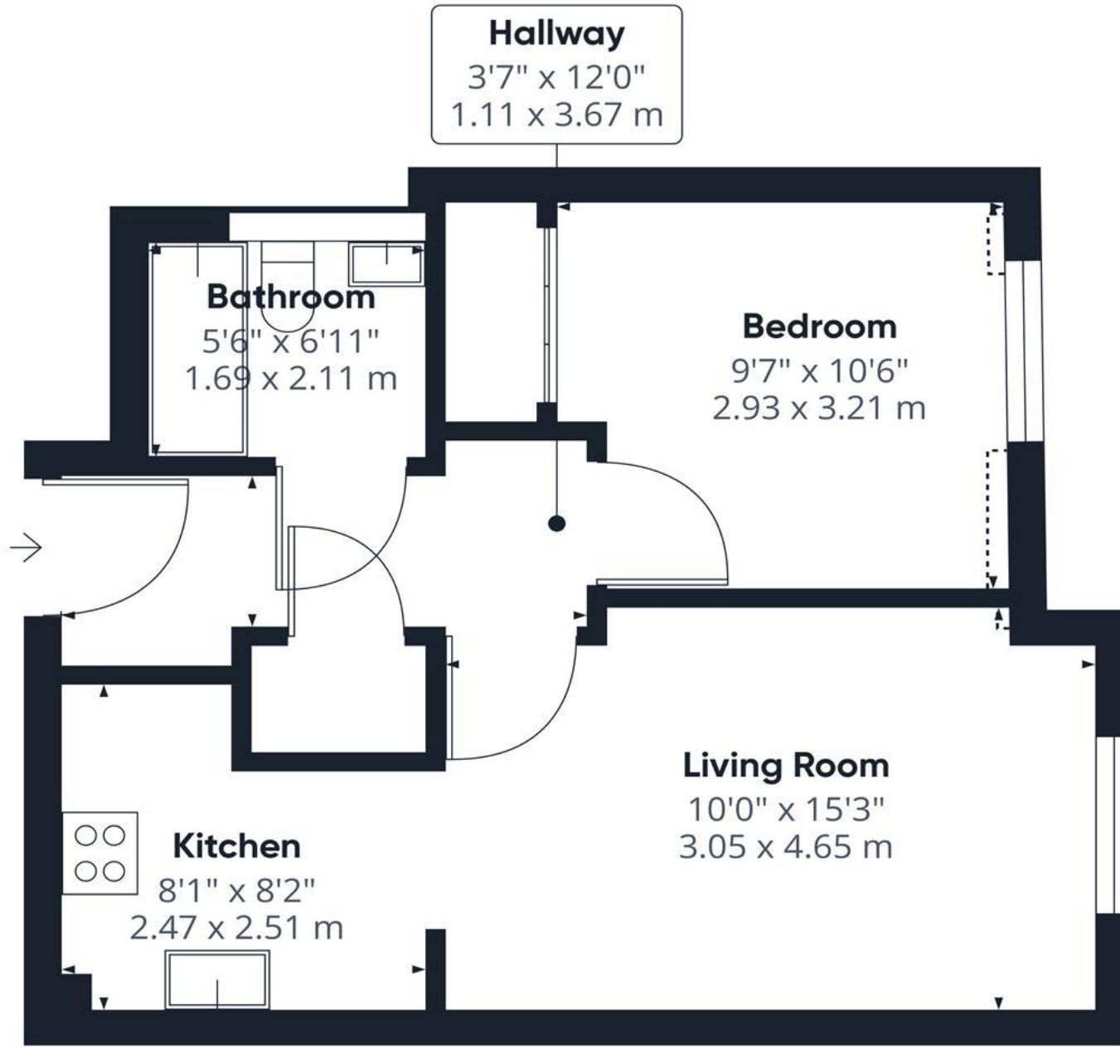
Disclaimer

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Approximate total area⁽¹⁾

416 ft²
38.6 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 980 years remaining

Service Charge – £1,632

Ground Rent – £0

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

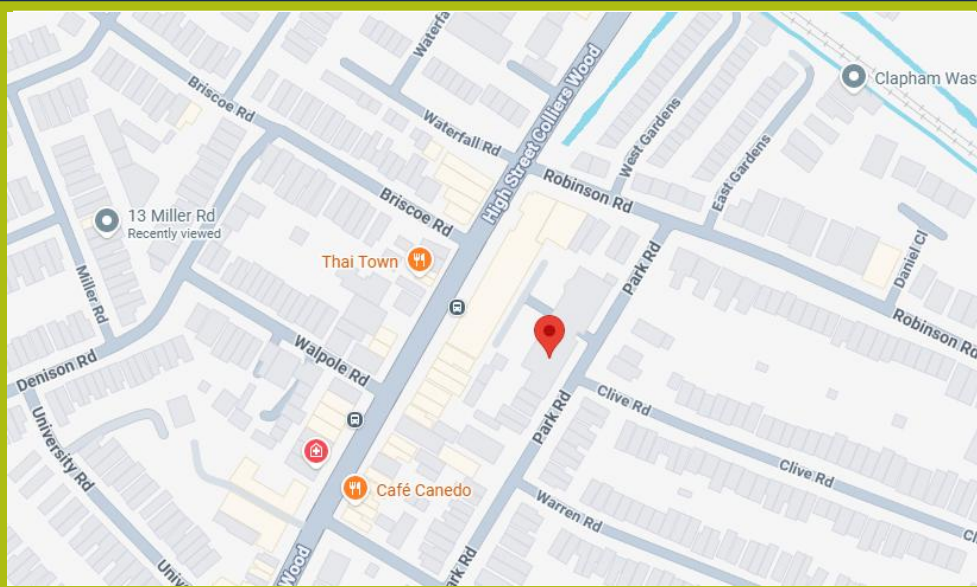


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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