

Courtney Road Colliers Wood, SW19 2ED

£425,000 Leasehold



A neutrally presented two double bedroom, two bathroom split level conversion flat with its own private garden, located on a desirable road close to both award winning park and Colliers Wood Tube Station "Northern Line". Offered to the market with the benefit of no onward chain, the property comprises of a spacious reception room leading to a good sized modern fitted kitchen with plenty of storage, family bathroom, Two generous sized bedrooms with master bedroom in the loft conversion with its own ensuite. A superb property for the first time buyer who wants a garden and to be close to a Tube Station.

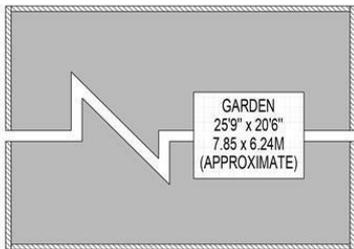
COURTNEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 707 SQ FT - 65.68 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

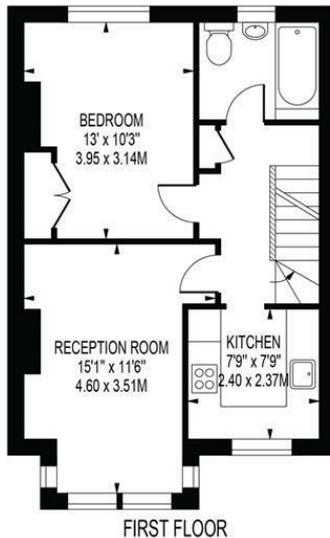
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 34 SQ FT - 3.20 SQ M



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR
ENTRANCE

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.



- Conversion Flat
- Split Level
- Two Double Bedrooms
- Private Garden
- No Onward Chain
- Ideal First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 150 Years From 24 June 1987
- Ground Rents (Per Annum) : £200. Buildings Insurance (2025) : £465.70

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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