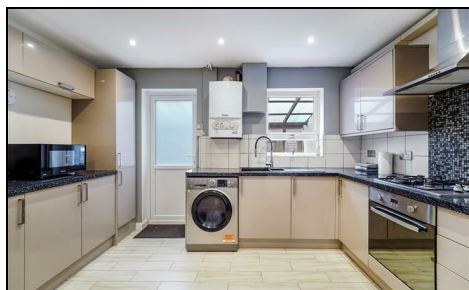


## Waterfall Cottages Colliers Wood, SW19 2AG

**£565,000 Freehold**

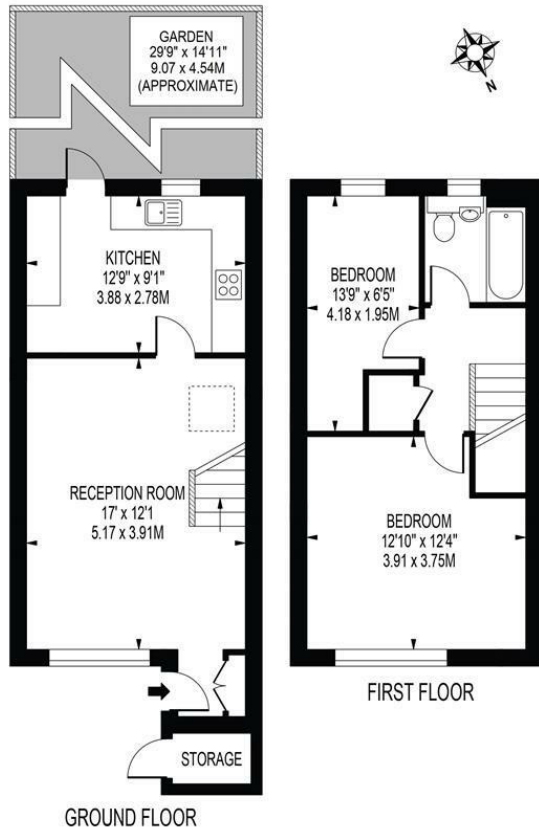


A beautifully presented two bedroom Freehold house, in great condition throughout, featuring a modern fitted kitchen with door leading onto a sunny rear garden, and a large living / dining room. Located within easy reach of both the Northern Line and Tooting High Street, this stunning property also benefits from no onward chain and off street parking. As Freehold houses are in short supply at this price level, an early viewing is highly recommended.



## WATERFALL COTTAGES, WATERFALL ROAD, COLLIERS WOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 694 SQ FT - 64.48 SQ M  
(EXCLUDING STORAGE)



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 Bedroom House
- Beautifully Presented
- Close To Northern Line Underground Station
- No Onward Chain
- Off Street Parking
- Good Sized Private Rear Garden
- Freehold
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	70
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**

