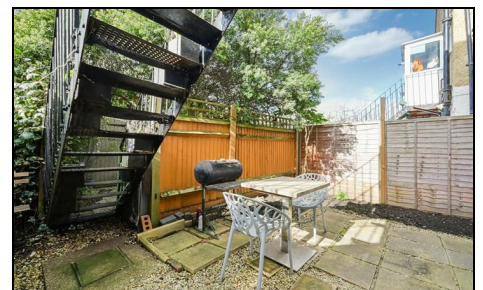
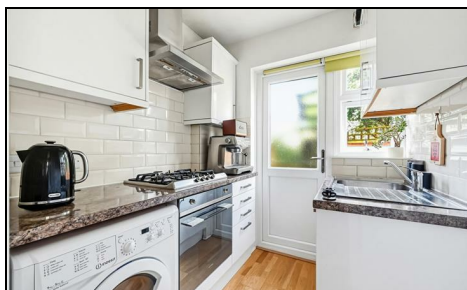


**Kimble Road
Colliers Wood, SW19 2AU**

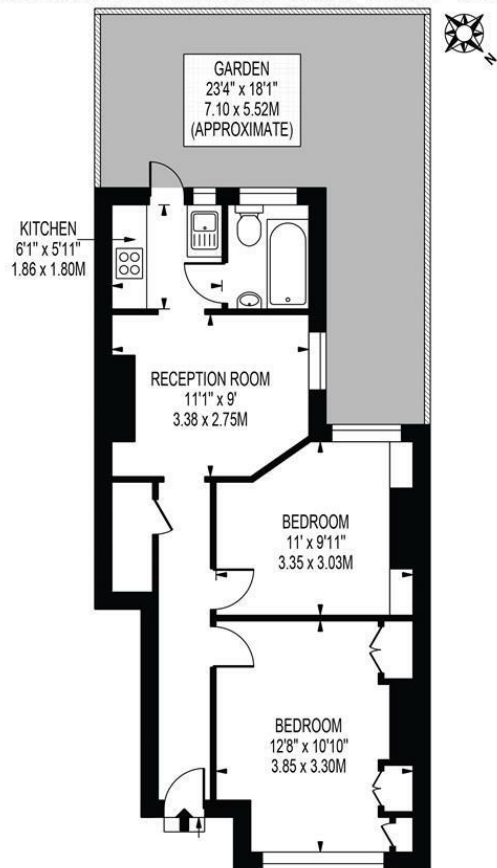
Offers In Excess Of £385,000 Leasehold



A beautifully presented two double bedroom, 1930s garden maisonette located close to Colliers Wood Tube Station and the bustling Tooting High Street. Comprising a modern fully fitted kitchen, a living room with a feature fireplace, two double bedrooms, a contemporary bathroom suite, and a private low-maintenance rear garden. A fantastic location close to numerous local restaurants and shops. This lovely property is being sold with a long lease and no onward chain, making it ideal for a first-time buyer looking in the SW19 area.

KIMBLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 493 SQ FT - 45.82 SQ M



GROUND FLOOR
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.

- Ground Floor Maisonette
- Two Double Bedrooms
- No Onward Chain
- Beautifully Presented
- Long Lease
- Private Garden
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 189 Years From 03 October 1991
- 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	70	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

