

Landseer Close, London, SW19

GUIDE PRICE £325,000 Share of Freehold

2

1

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Property Description

Situated in the highly sought-after Landseer Close, SW19, this well-presented first-floor flat offers a superb opportunity to acquire a spacious two-bedroom. Offered chain free, the property benefits from a desirable split-level layout, providing a generous living area ideal for both relaxing and entertaining. Lease extension upon completion.

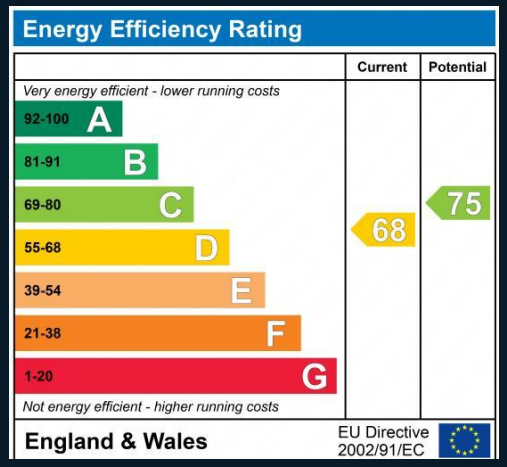
The accommodation comprises two comfortable bedrooms, a bathroom and a bright reception room. Additional features include off-street parking. Nestled in a tranquil residential neighbourhood near the enchanting Merton Abbey Mills, this property enjoys a peaceful location.

Convenient transportation options are available, with Colliers Wood Tube Station (Northern Line) just a short stroll away, providing easy access to central London. Tram and major bus links are also conveniently nearby.

This flat represents an excellent purchase for first-time buyers or investors seeking a property in a prime location with the added advantage of share of freehold. Early viewing is highly recommended to fully appreciate the space and potential on offer.



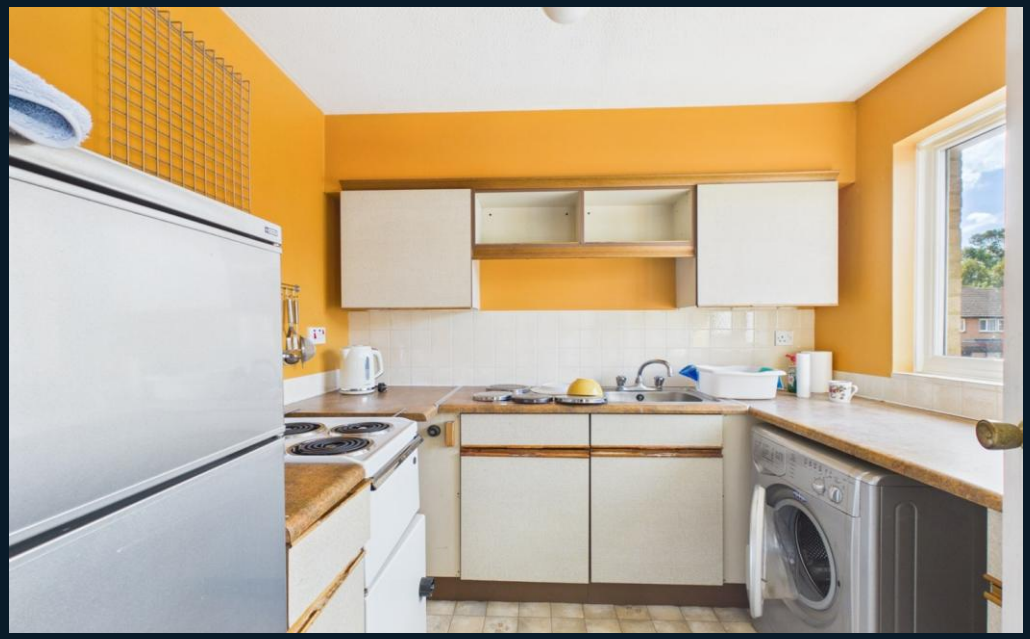




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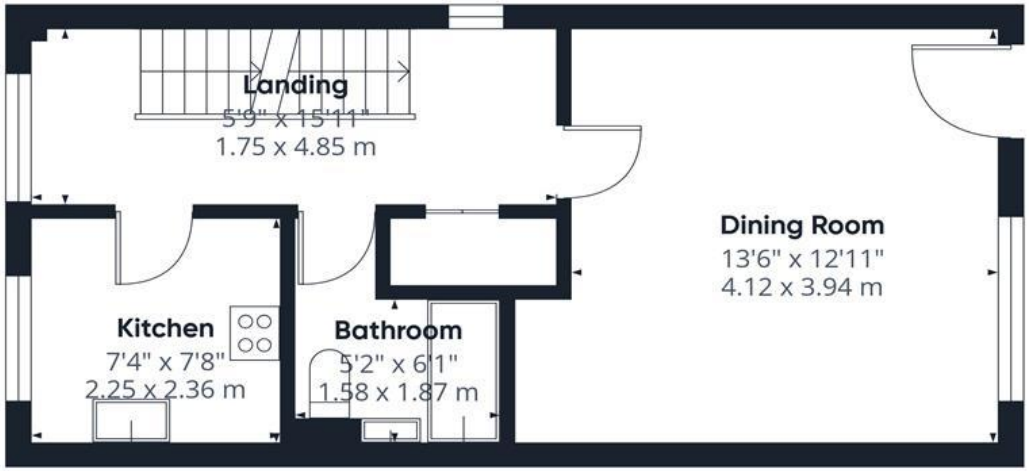




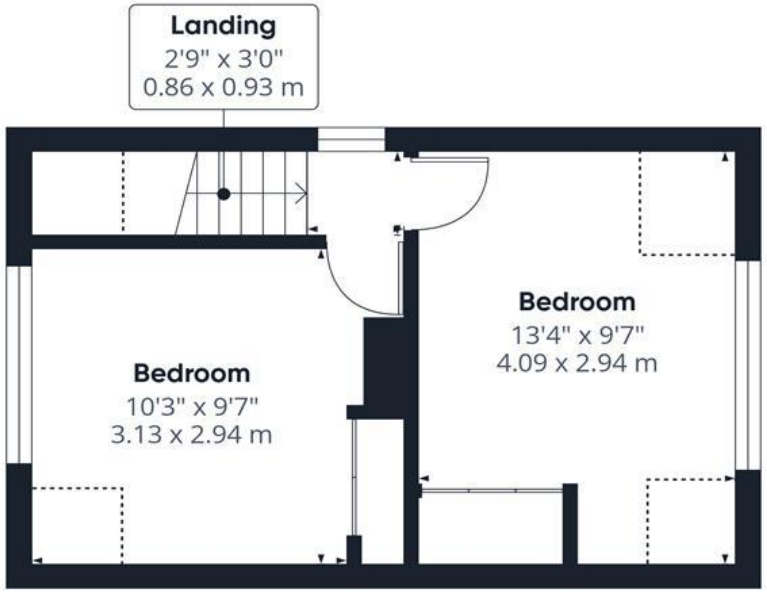

MERTON ABBEY
MILLS


WATERMILL
Grill


COLLIERS WOOD
UNDERGROUND
COLLIERS WOOD STATION



Ground Floor





Floor 1

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Approximate total area(1)

607 ft²
56.4 m²

Reduced headroom

22 ft²
2.1 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.

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Material Information

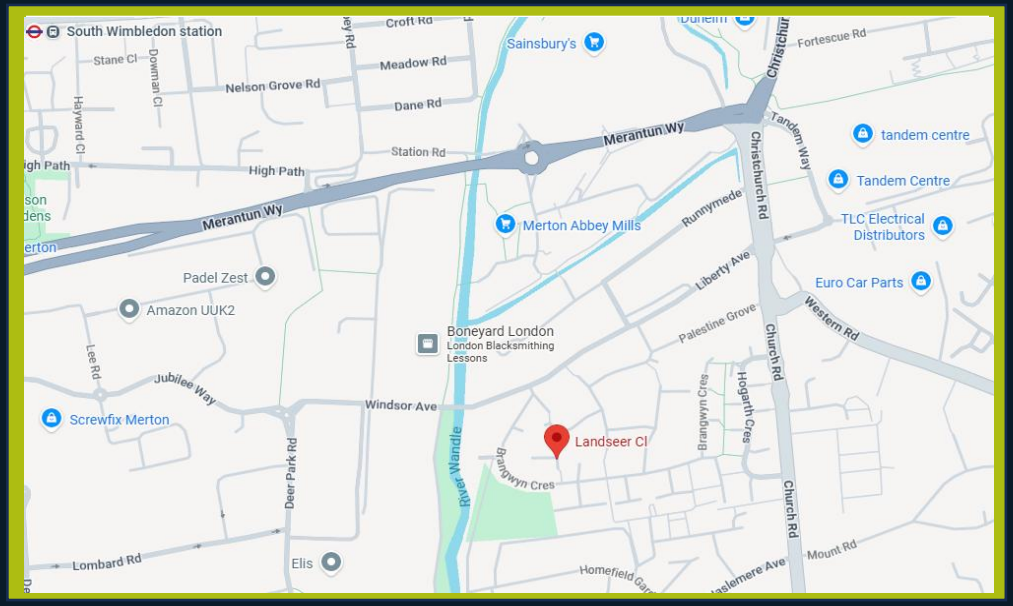
Tenure – Leasehold with Share of Freehold

Length Of Lease – 80 years remaining (to be extended upon completion)

Service Charge – £445.69

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First Floor)

Construction Type
Brick

Parking
Driveway

External Wall Survey
N/A

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Hot Air

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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