

Kipling Drive Colliers Wood, SW19 1TL

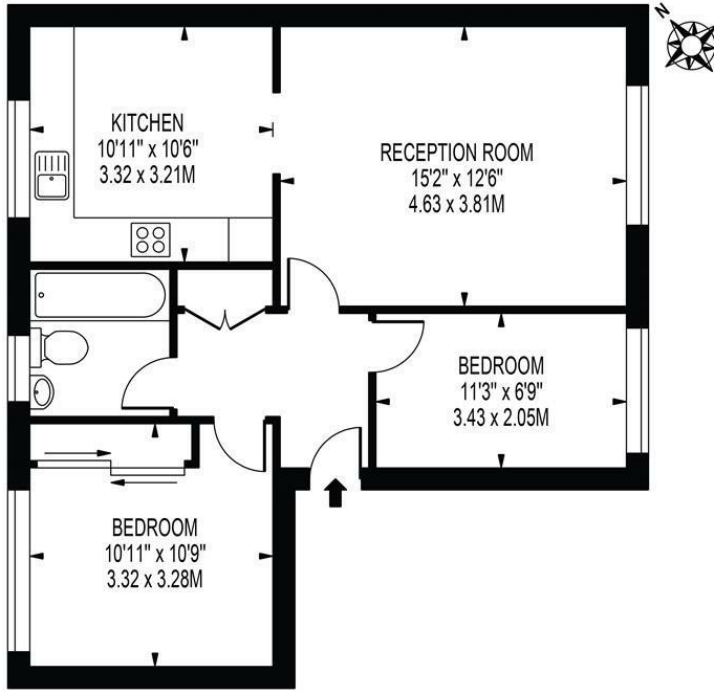
£385,000 Leasehold



A stunning, larger than average two double bedroom purpose built flat, located close to Colliers Wood tube station and walking distance to Wimbledon and Tooting High Street. The flat comprises of a spacious reception room with solid wood flooring and a newly fitted modern kitchen with plenty of space for a dining table. The property also benefits from two generous double bedrooms, the master featuring a double fitted wardrobe lots of storage as this property has access to the loft.. This is a beautifully presented and much loved home would be absolutely perfect for the first time buyer looking to get on the SW19 property ladder.

KIPLING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 619 SQ FT - 57.51 SQ M



FIRST 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.



- Two Double Bedrooms
- Allocated Parking
- Long Lease
- Larger Than Average
- Close To Tube Station
- Ideal First Time Purchase
- Great Storage
- EPC Rating : E
- Merton Council Tax Band: C
- Service Charges (Per Annum) : £2,033 (April 2026)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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