

Courtney Road Colliers Wood, SW19 2ED

£450,000 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". 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 en-suite. A superb property for the first time buyer who wants a garden and to be close to a Tube Station.

COURTNEY ROAD

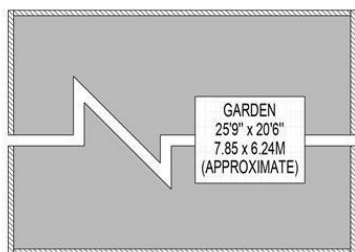
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 707 SQ FT - 65.68 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

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



SECOND FLOOR



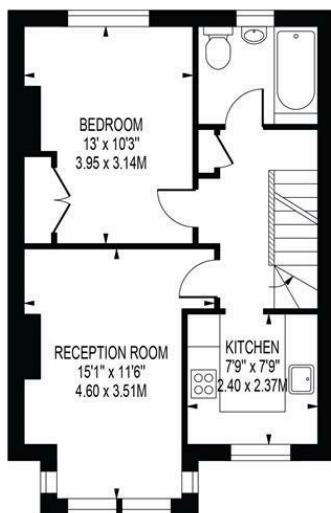
GROUND FLOOR



GROUND FLOOR

ENTRANCE

FOR ILLUSTRATION PURPOSES ONLY



FIRST FLOOR



- Conversion Flat
- Split Level
- Two Double Bedrooms
- Private Garden
- Great Location
- 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(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.

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