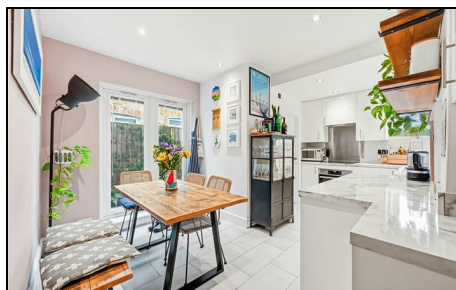


**College Road
Colliers Wood, SW19 2BS**

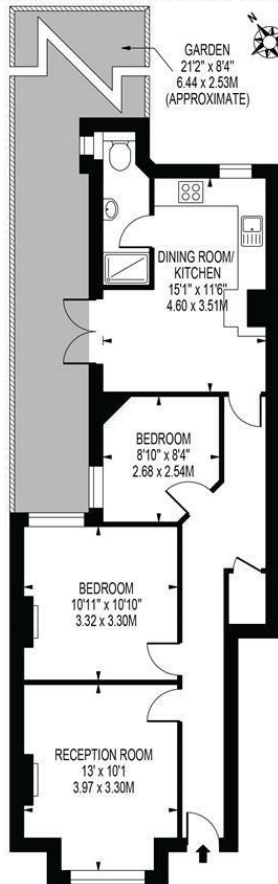
£495,000 Leasehold - Share of Freehold



A lovely and beautifully presented two bedroom Period ground floor maisonette with private garden and located on a highly sought after road close to both Colliers Wood Tube Station and Tooting High Street.

Comprising of a gorgeous separate lounge with feature period fireplace, two bedrooms both with fireplaces, great sized modern fully fitted kitchen/diner with direct access to the private rear garden and modern fitted bathroom. This lovely property also has the desired Share of Freehold, very long lease making it ideal for the first time buyer looking to move into the SW19 area.

COLLEGE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 636 SQ FT - 59.09 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.

- Period Ground Floor Maisonette
- Two Bedrooms
- Beautifully Presented
- Private Garden
- Kitchen / Diner
- Share of Freehold
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 14 November 2014



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	78
(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

