

## Hogarth Crescent Colliers Wood, SW19 2DW

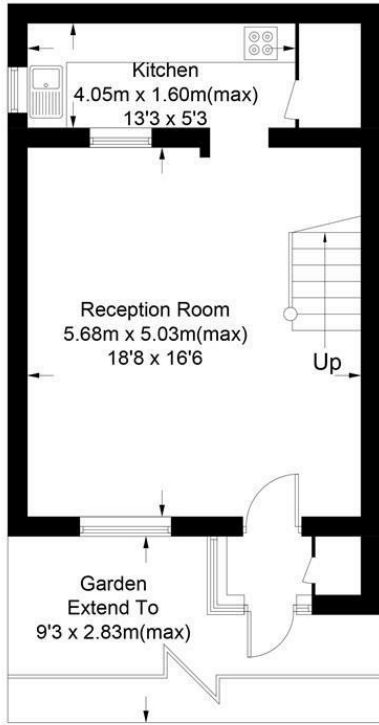
**£395,000 Freehold**



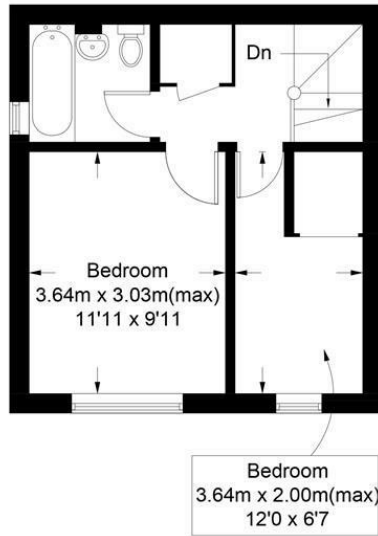
**This delightful two bedroom freehold house, spacious reception room and separate kitchen, with private garden to the front and its own parking space. Colliers Wood station and many local shops are within half a mile.**

**Hogarth Crescent, SW19**

Approximate Gross Internal Area  
 Ground Floor = 41.1 sq m / 442 sq ft  
 First Floor = 28.8 sq m / 310 sq ft  
 Total = 69.9 sq m / 752 sq ft



**Ground Floor**



**First Floor**



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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 (ID 362359)

- Two Bedrooms
- Private Front Garden
- Own Parking Space
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			89
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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