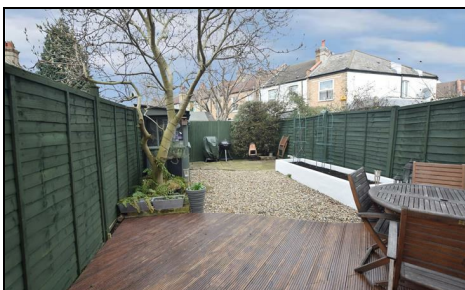


**Devonshire Road
Colliers Wood, SW19 2EN**

£439,950 Leasehold - Share of Freehold



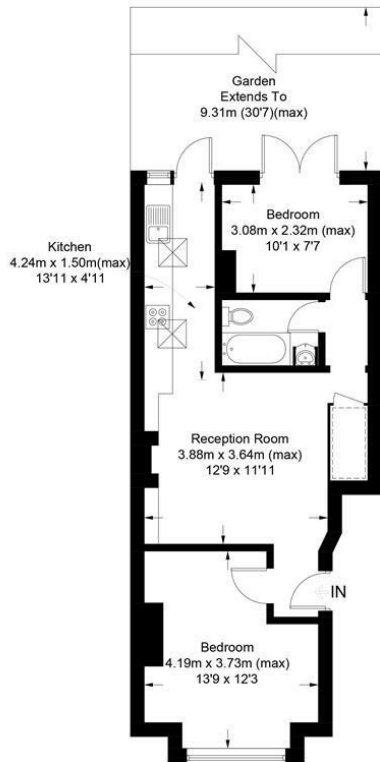
Two double bedroom period conversion flat with private garden. Spacious lounge and modern fitted kitchen and bathroom. Share of freehold and situated on sought after residential road a short distance to Colliers Wood high street and tube station. This is a fantastic flat for a couple looking for a home in the area.

Devonshire Road, SW19

Approximate Gross Internal Area = 51.0 sq m / 549 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Period Conversion
- Private Gardens
- Spacious Lounge
- Modern Fitted Kitchen
- EPC Rating C
- Share of Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C		74	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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