

## Cavendish Road Colliers Wood, SW19 2FL

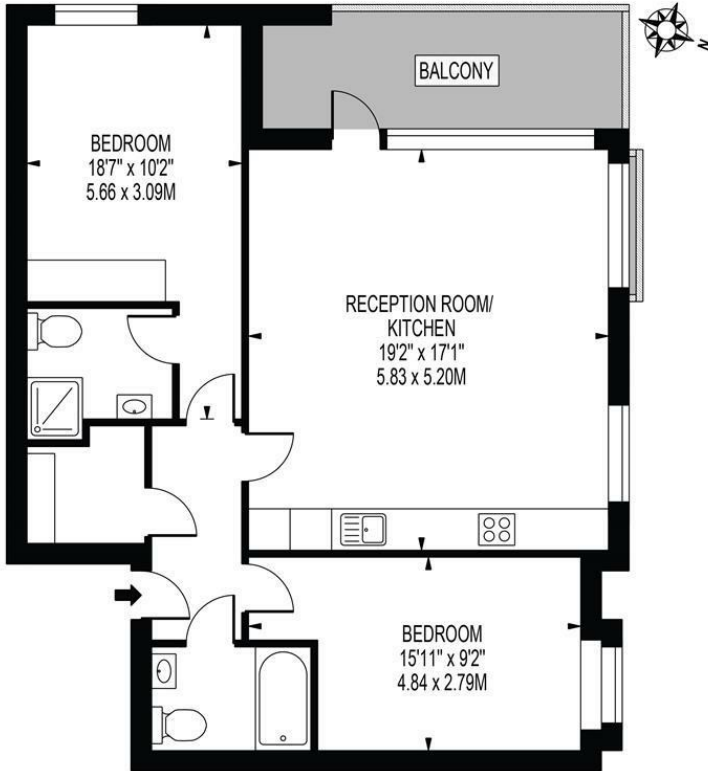
£450,000 Leasehold



**A spacious and superbly presented two double bedroom, two bathroom apartment, finished to an excellent standard throughout situated on the third floor (accessible by lift) of a stunning new development close to a wealth of amenities in Colliers Wood and moments from the Tube Station. This property boasts a large modern open-plan kitchen/dining/living room with access to a Private Balcony that gives far reaching views over the local area, two generous sized double bedrooms one with its own en-suite and a further modern fitted bathroom. This property is offered with no onward chain and must be viewed to be truly appreciated.**

## CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 776 SQ FT - 72.10 SQ M



### THIRD 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 Bedroom Apartment
- Two Bathrooms
- No Onward Chain
- Beautifully Presented
- Far Reaching Views
- Private Balcony
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 October 2017
- Service Charges (Per Annum) : £5,053.08 (Inc. Building Insurance and £500/year Ground Rent)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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