

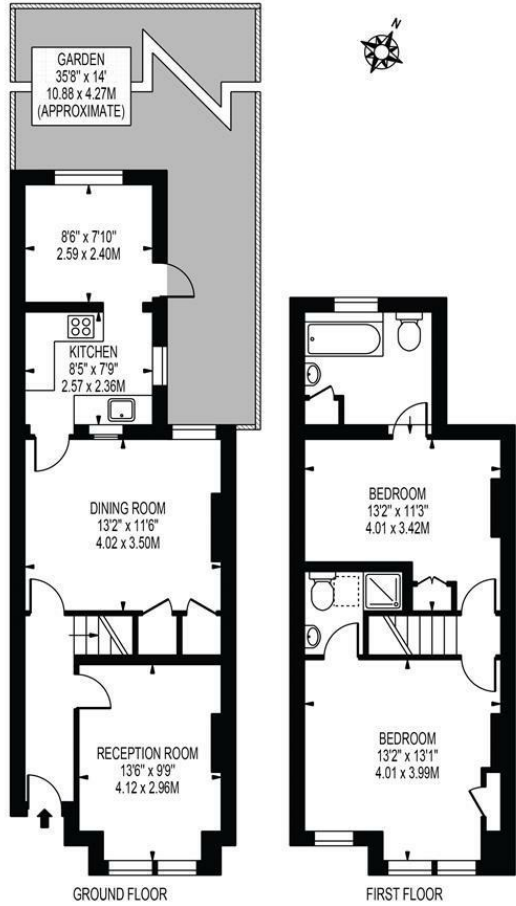
Park Road Colliers Wood, SW19 2HU

£725,000 Freehold



A two double bedroom, period semi detached house with two receptions and two bathrooms, located on a sought after tree lined road close to both Colliers Wood (Northern Line) award winning park and Outstanding School. Although the property would certainly benefit from being updated, there is great extension potential to the loft (subject to planning permissions) to create a further bedroom and bathroom making it ideal for a someone looking to move into the SW19 area that have a vision to create the perfect family home as it has huge potential and is being offered with no onward chain.

PARK ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 926 SQ FT - 86.02 SQ M



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 Semi Detached House
- Two Double Bedrooms
- Huge Extension Potential
- Two Receptions
- Highly Sought After Location
- Two Bathrooms
- Close To Northern Line
- Chain Free
- EPC Rating : D
- Merton Council Tax Band : E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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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