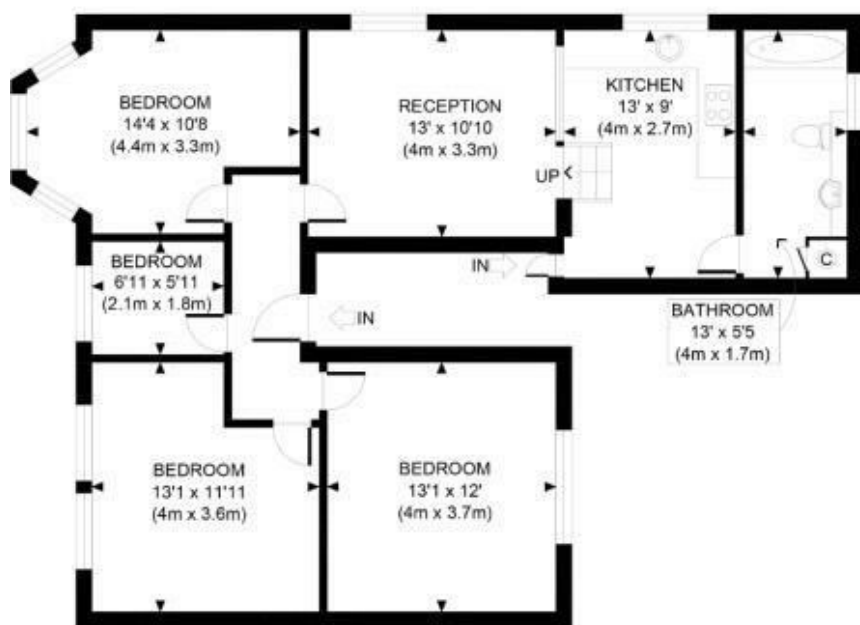


**Lyveden Road  
Colliers Wood, SW17 9DU**

**£500,000 Leasehold - Share of Freehold**



**\*Investors Only Tenants In Situ\*** A larger than average three/four bedroom period conversion flat, located in a highly sought after area a short distance to Colliers Wood Underground Station and Tooting British Rail Station. Comprising of a fitted kitchen, four bedrooms, spacious lounge, bathroom, garden, share of freehold and no onward chain.



APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM  
Ref: Copyright **photoplan**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

- Four Bedrooms
- No Chain
- Close To Transport
- Garden
- Sought After Location
- Close To Amenities
- Share Of Freehold
- EPC Rating : D
- Investors Only

| Energy Efficiency Rating                   |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                    | Potential | Current                                        | Potential |
|                                            |           |                                                |           |
| England & Wales<br>EU Directive 2002/91/EC |           | England & Wales<br>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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