

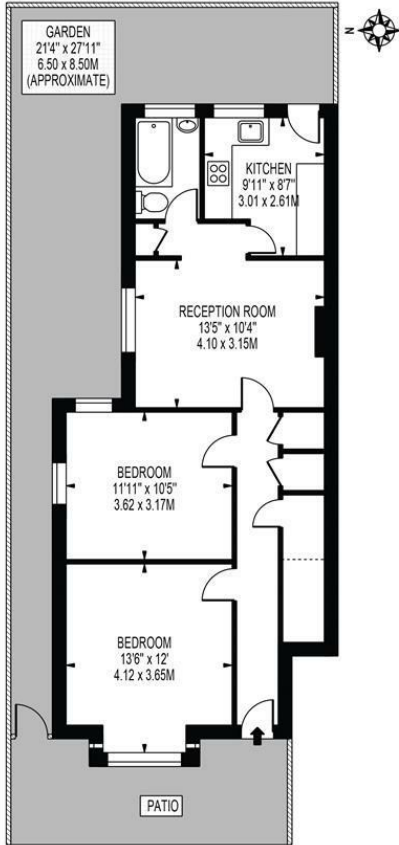
## Abbey Road Colliers Wood, SW19 2LZ

£425,000 Leasehold



**A two double bedroom period maisonette with private rear garden located on a sought after road close to both South Wimbledon and Colliers Wood Tube Stations (Northern Line). Comprising of a spacious reception, fitted kitchen with direct access to the private rear garden, good sized master bedroom, fitted bathroom, and a spacious second bedroom that could easily be used as home office and guest bedroom. Properties of this size are rarely available and urge you to book viewings early to avoid disappointment.**

**ABBEY ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 685 SQ FT - 63.60 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 17 SQ FT - 1.62 SQ M



GROUND 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.



- Ground Floor Maisonette
- Two Double Bedrooms
- No Onward Chain
- Great Location
- Private Garden
- Close To Colliers Wood & South Wimbledon Tube Stations
- EPC Rating : D
- Merton Council Tax Band : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

