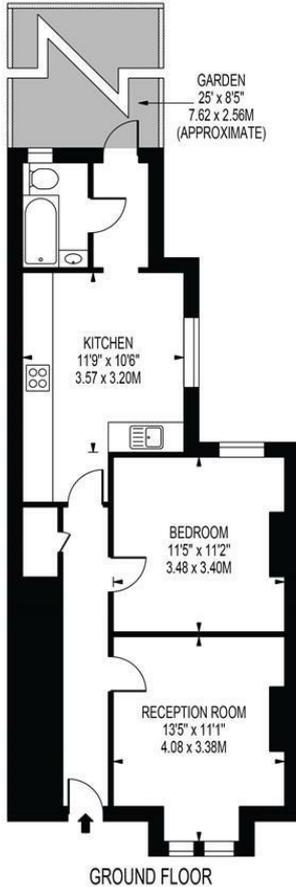## Briscoe Road
Colliers Wood, SW19 2AQ

£425,000 Leasehold - Share of Freehold

A lovely one bedroom Period maisonette with private rear garden located on a highly sought after road close to Colliers Wood Underground Station, local amenities and Wandle Meadow Nature Reserve. Spacious reception with feature fireplace and plantation shutters. Good sized master bedroom, modern bathroom and a spacious fitted kitchen / dining room with direct access to rear garden. Properties of this quality are rarely available and urge you to book viewings early to avoid disappointment.

BRISCOE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 550 SQ FT - 51.11 SQ M

GARDEN
25' x 8'5"
7.62 x 2.56M
(APPROXIMATE)

KITCHEN
11'9" x 10'6"
3.57 x 3.20M

BEDROOM
11'5" x 11'2"
3.48 x 3.40M

RECEPTION ROOM
13'5" x 11'1"
4.08 x 3.38M

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.

- Period Maisonette

- One Bedroom

- Private Garden

- Share of Freehold

- Kitchen / Diner

- Fantastic Location

- EPC Rating : C

- Merton Council Tax Band : B

- Lease : 999 Years From 25 March 1967

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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