

Harewood Road Colliers Wood, SW19 2HD

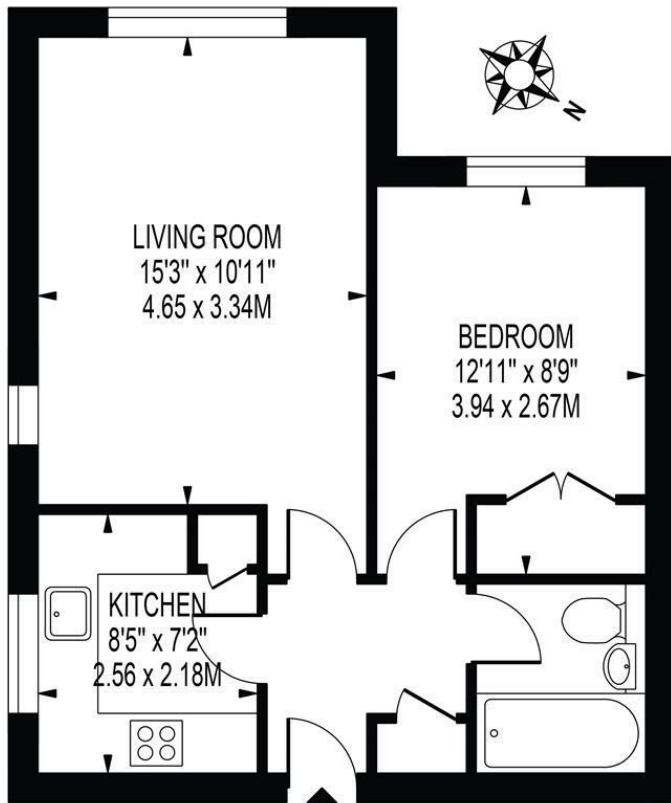
£325,000 Leasehold



A spacious and well presented one bedroom purpose-built apartment with no onward chain, located on a highly desirable residential road moments from Colliers Wood Tube Station and Tooting High Street. This fantastic apartment has a fitted kitchen, modern bathroom, good sized bedroom and a great sized living room and further benefits from off street parking making it an ideal purchase for a first time buyer looking buy in the SW19 area.

HAREWOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 441 SQ FT - 40.94 SQ M



FIRST 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.



- One Bedroom Apartment
- Highly Desirable Location
- No Onward Chain
- Off Street Parking
- Close To Tube Station
- Great First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 170 Years From 25th July 2008
- Ground Rents and Service Charges (Per Annum) : £1,727.28 (2023-2024)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(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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