

**Kimble Road  
Colliers Wood, SW19 2AU**

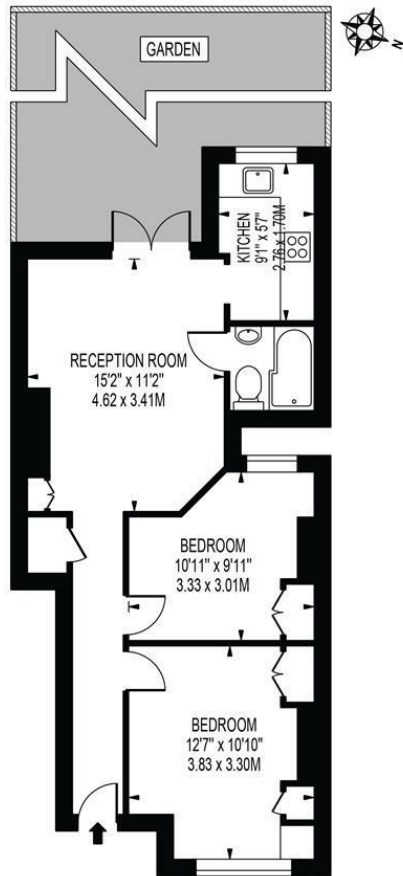
**£465,000 Leasehold**



**A beautifully presented and recently refurbished / extended two double bedroom purpose-built maisonette, located on a quiet sought after central location close to Colliers Wood High Street and Tube Station. The property has its own private garden, modern fully fitted kitchen with granite work tops, great sized master bedroom, modern bathroom and contemporary feel throughout. This gorgeous maisonette is ideal for a first time buyer looking for a lovely property that's ready to move into.**



**KIMBLE ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT - 50.18 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
- Beautifully Presented
- Larger Than Average
- Private Rear Garden
- Quiet Sought After Location
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years from 13th December 2001
- Ground Rents (Per Annum): £100, No Service Charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(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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