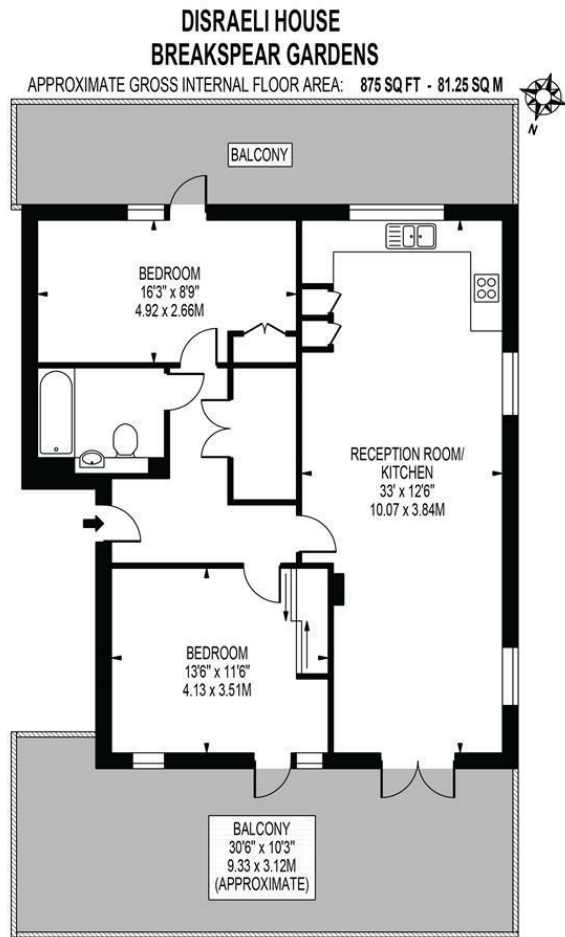


## Breakspear Gardens Colliers Wood, SW19 2FP

£575,000 Leasehold



A simply stunning two double bedroom penthouse, located within a popular new development close to Colliers Wood (Northern Line) Tube Station, and excellent amenities, including numerous supermarkets, restaurants, and gyms. This gorgeous apartment is offered to the market in excellent condition and comprises a fully fitted, modern, open-plan kitchen / lounge / diner with direct access to a fantastic roof terrace, offering views across London. There are two double bedrooms, both of which have access to their own roof terrace, ample storage space, and a modern fitted family bathroom. This is undoubtedly a lovely property, and we urge you to book viewings early to avoid disappointment.



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.

- Gorgeous Penthouse
- Two Double Bedrooms
- Beautifully Presented
- Two Terraces with Great Views
- Open Plan Living
- Close To Tube Station (Northern Line)
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 July 2019
- Ground Rents (Per Annum) : £300 - Service Charges (Per Annum) : £1,500 (Per Annum)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(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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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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