

Christchurch Close Colliers Wood, SW19 2NZ

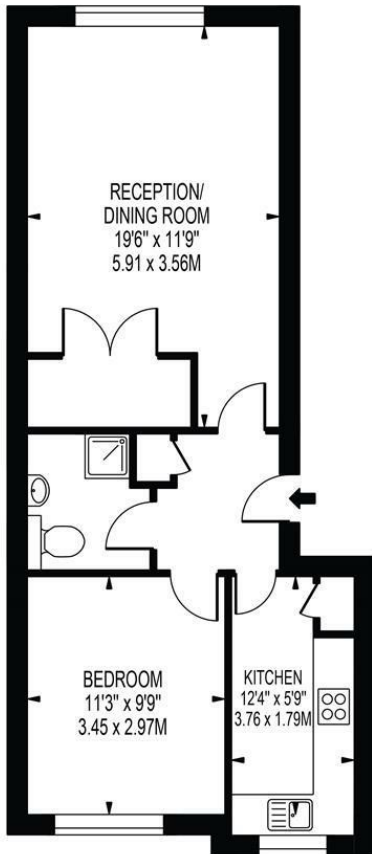
£300,000 Leasehold



A spacious one double bedroom ground floor flat with residents parking and communal gardens, ideally located on a quiet residential street within easy reach of Colliers Wood Tube Station and fantastic local amenities. The property offers generous room proportions throughout, including a bright and airy reception room, separate kitchen, good sized double bedroom and bathroom. Although the flat would benefit from modernisation, it would be an ideal purchase for a first time buyer looking for a home that they can put their own stamp on. Viewings are highly recommended.

WIMBOURNE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 508 SQ FT - 47.27 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.

- One Double Bedroom
- Sought After Location
- Close To Tube Station
- Ideal First Time Purchase
- Resident Parking
- Lots Of Storage
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 30 November 1987
- Ground Rents and Service Charges (Per Annum) : £1,208.52



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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