

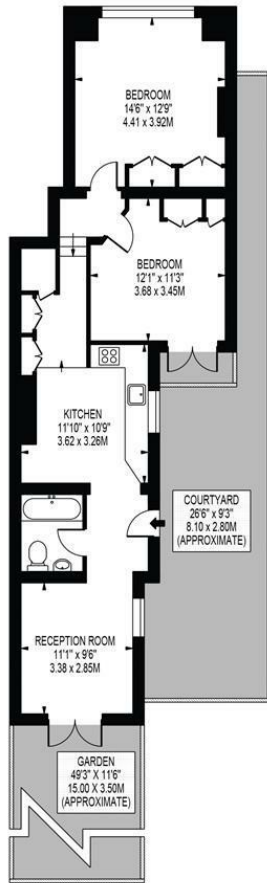
Wilton Road Colliers Wood, SW19 2HB

£575,000 Leasehold - Share of Freehold



A gorgeous, larger than average Victorian conversion maisonette with two generous sized double bedrooms and a stunning rear garden, located close to Colliers Wood Tube station and Tooting High Street. This fantastic property features a fitted kitchen / diner and a living room with direct access to the lovely, well-kept rear garden, which is perfect for entertaining during the summer months. The master bedroom is bright and spacious, and can easily fit a super king size bed, and the second double bedroom is also generous in size with its own terrace, and could easily double as a study. The bathroom is very modern and complements the overall feel of this wonderful property. This stunning home further benefits from being fully double glazed throughout, having a cellar that is ideal for storage and is also being sold with a Share of the Freehold. This lovely home would be an ideal purchase for a first time buyer due to its premium location near bars, restaurants and transport links.

WILTON ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.45 SQ M



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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 With Private Access
- Beautifully Presented
- Two Great Sized Double Bedrooms
- Fantastic Garden and Separate Courtyard
- Share Of Freehold
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 2021
- Buildings and Contents Insurance (2025) : £752.
- Ground Rents : Peppercorn.



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