

## Boyd Road Colliers Wood, SW19 2DG

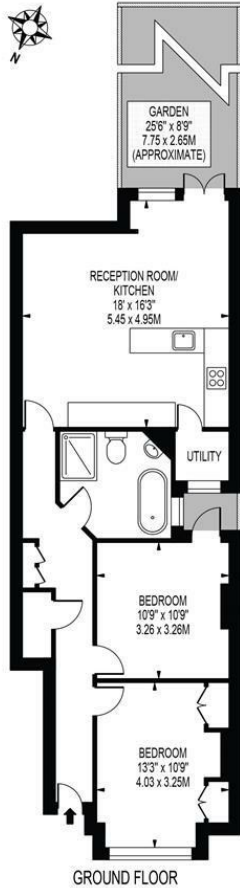
£575,000 Leasehold - Share of Freehold



A simply stunning, spacious, and beautifully presented two double bedroom period maisonette with a private south facing garden, located on a sought after, tree-lined road just a short walk from Colliers Wood tube station, providing access to the Northern Line. The property comprises a beautifully extended, open-plan, newly fitted kitchen / lounge / dining room with a separate utility room and direct access to the private south facing rear garden. There are two generously sized double bedrooms, a beautiful modern bathroom with a separate shower and gorgeous parquet flooring throughout. The property also benefits from a share of the freehold. In our opinion, this is one of the finest ground floor maisonettes we have seen in the area, with exemplary quality and finish throughout. Properties of this standard rarely come to the market, so we urge you to book viewings early to avoid disappointment.

## BOYD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 799.4 SQ FT - 74.4 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.



- Gorgeous Period Maisonette
- Two Double Bedrooms
- Totally Stunning Throughout
- Fully Refurbished And Rear Extended
- South Facing Garden
- Patio
- EPC Rating : TBC
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 2019
- No Ground Rents or Service Charges

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