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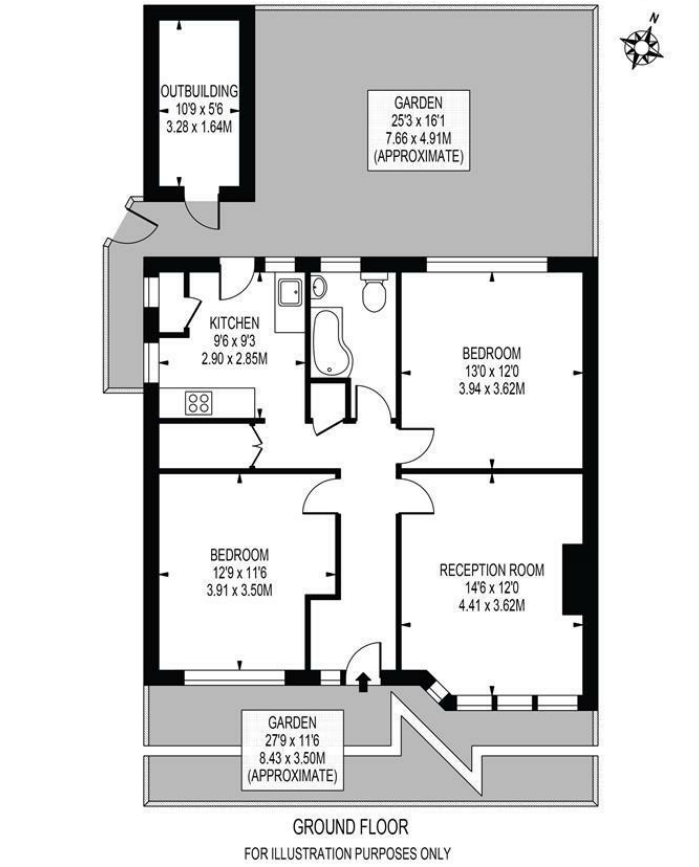
Merton High Street
Colliers Wood, SW19 1DH

£475,000 Leasehold

A beautifully presented ground floor purpose built maisonette with private garden, spacious/well proportioned accommodation throughout, located within easy reach of both Tube Station and amenities. This lovely property comprises of two good sized double bedrooms, spacious separate lounge, fitted family bathroom and a modern kitchen with direct access to the private garden. This property also benefits from side access and a brick built storage shed, ideal for bikes and garden furniture etc.

MERTON HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: **730 SQ FT - 67.79 SQ M**
(EXCLUDING OUTBUILDING)
APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: **58 SQ FT - 5.38 SQ M**

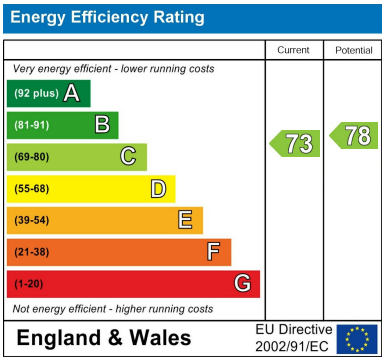


GROUND FLOOR

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
- Private Garden
- Own Front Door
- Close To Tube Station
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 125 Years From 09 May 2005
- Ground Rents (Per Annum) : £20. Service Charges (Per Annum) : £263.18 (2024)



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019