Ellisons

Colliers Wood
Sales & Lettings
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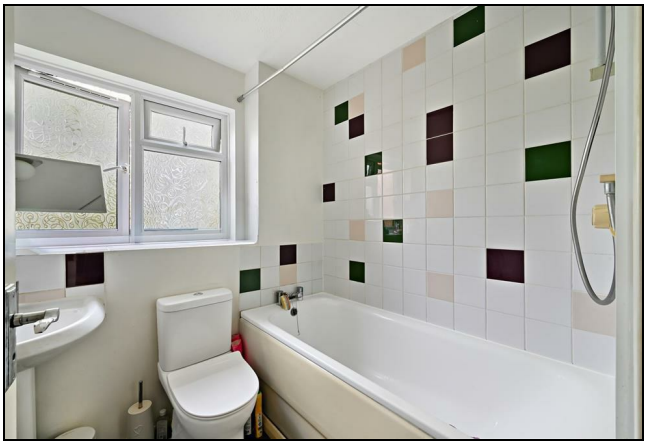
Kipling Drive
Colliers Wood, SW19 1TL

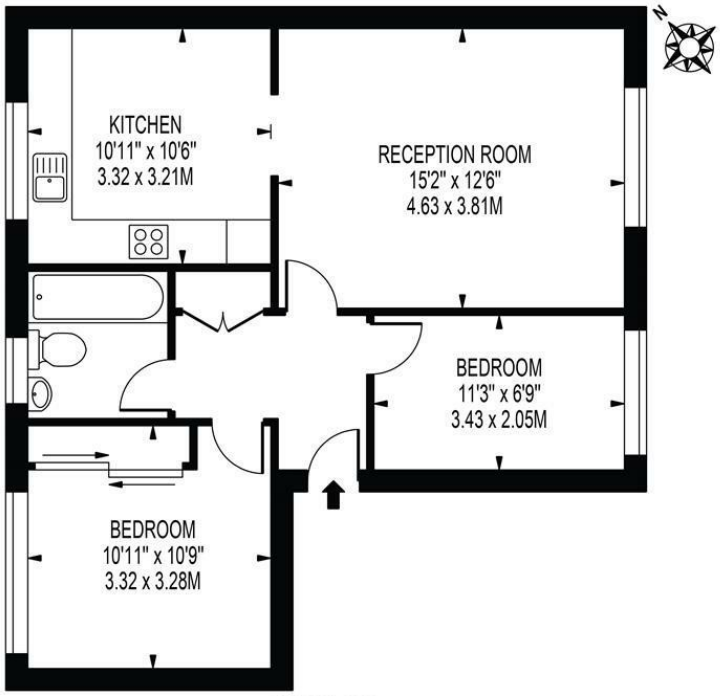
£395,000 Leasehold

A larger than average two double bedroom purpose built flat located close to Colliers Wood tube station and walking distance to Wimbledon and Tooting High Street. The flat comprises of a spacious reception room with solid flooring and a modern fitted kitchen with plenty of space for a dining table. The property also benefits from a fitted bathroom suite and two generous double bedrooms, the master featuring a double fitted wardrobe. This is a well presented and much loved home that would be absolutely perfect for the first time buyer looking to get on the SW19 property ladder.



KIPLING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **619 SQ FT - 57.51 SQ M**

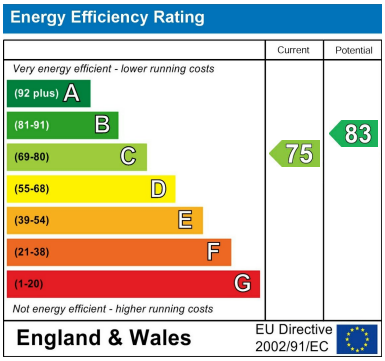


FIRST FLOOR

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.

- Larger Than Average
- Long Lease
- Two Double Bedrooms
- No Chain
- Sought After Location
- Off Street Parking
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 1980
- Service Charges (Per Annum) : £1,630



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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