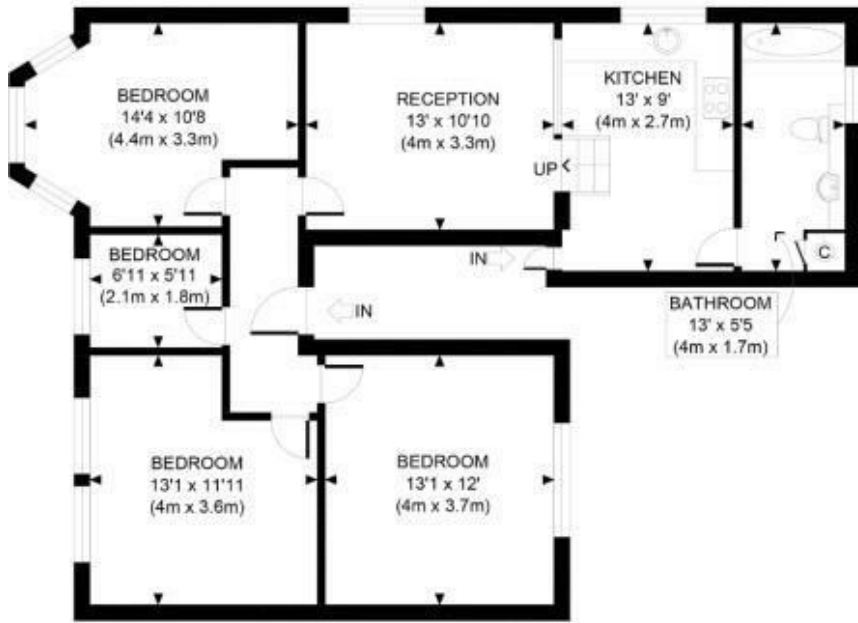


**Lyveden Road
Colliers Wood, SW17 9DU**

£500,000 Leasehold - Share of Freehold



A larger than average three/four bedroom period conversion flat, located in a highly sought after area a short distance to Colliers Wood Underground Station and Tooting British Rail Station. Comprising of a fitted kitchen, four bedrooms, spacious lounge, bathroom, garden, share of freehold and no onward chain.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 874 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM
Ref: Copyright **photopton**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Four Bedrooms
- No Chain
- Close To Transport
- Garden
- Sought After Location
- Close To Amenities
- Share Of Freehold
- EPC Rating : D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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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