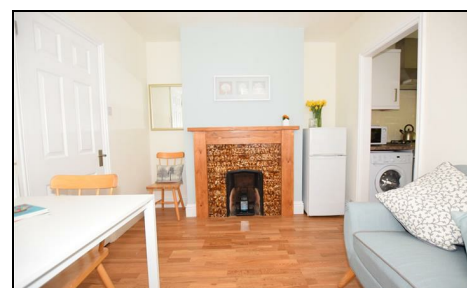
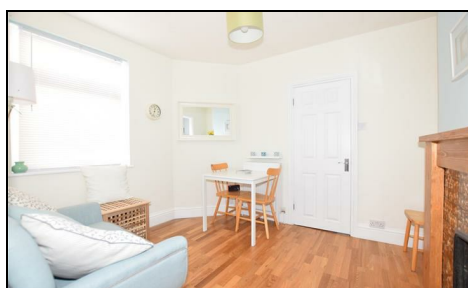


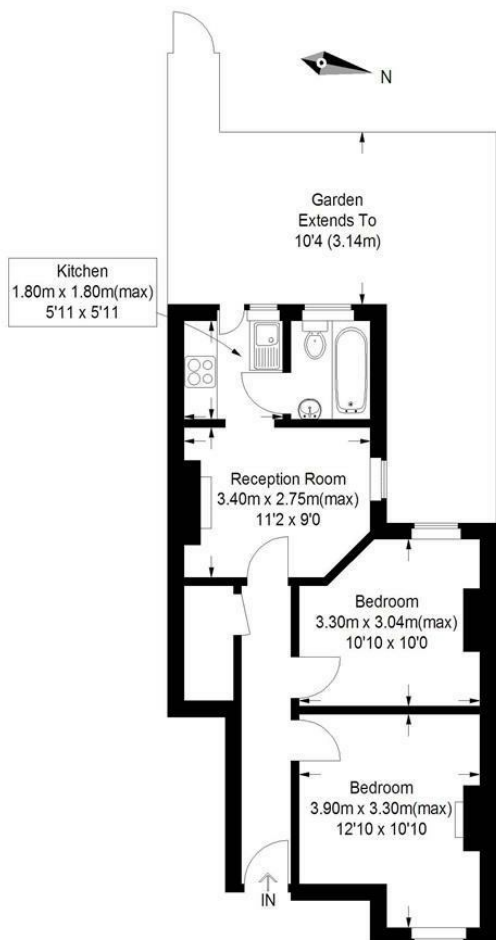
**37 Kimble Road  
Colliers Wood, SW19 2AU**

**£400,000 Leasehold**



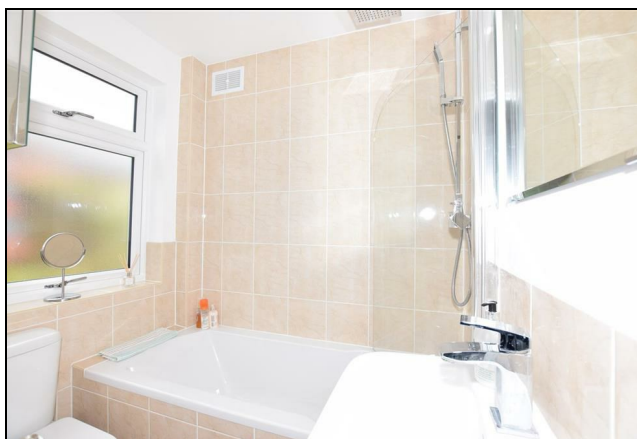
**Stunning one bedroom, two reception 1930's garden maisonette located close to Colliers Wood tube station. Versatile accomodation benefits from its own front door and direct access to a private, landscaped rear garden. Brand new fully fitted kitchen, modern bathroom suite. Spacious double bedroom, lounge with fireplace. Separate dining area. Fantastic location close to numerous local restaurants and shops. Sold with a new, extended lease.**

**Kimble Road, SW19**  
 Approximate Gross Internal Area = 45.6 sq m / 491 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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 (ID 248029)

- Own Front Door
- Private Rear Garden
- Ground Floor
- Long Lease
- Close to Transport Links
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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