

Boundary Road Colliers Wood, SW19 2AW

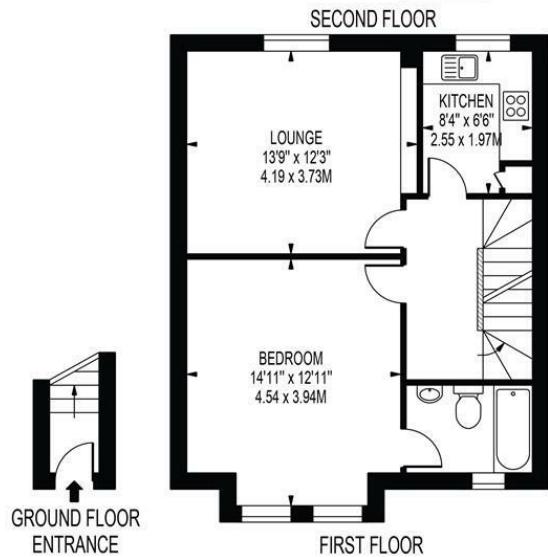
£495,000 Leasehold



A much larger than average and beautifully presented split level two double bedroom Period maisonette, located on a highly sought after tree lined road just a short walk to Colliers Wood Tube Station (Northern line) and Tooting High Street. Comprising of a bright, spacious reception with built in feature shelving, newly fitted modern kitchen with built appliances, two large double bedrooms both with modern en-suite bathroom suites. Properties of this quality rarely come to the market and is offered chain free so we urge you to book viewings early to avoid disappointment.

BOUNDARY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 848 SQ FT - 78.78 SQ M



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.

- Period Maisonette
- Two Double Bedrooms
- Split Level
- Two Bathrooms
- Beautifully Presented
- No Onward Chain
- EPC Rating : TBC
- Merton Council Tax Band : C
- Ground Rent (Per Annum) : £500
- No Service Charges



Energy Efficiency Rating

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

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