

**College Road
Colliers Wood, SW19 2BS**

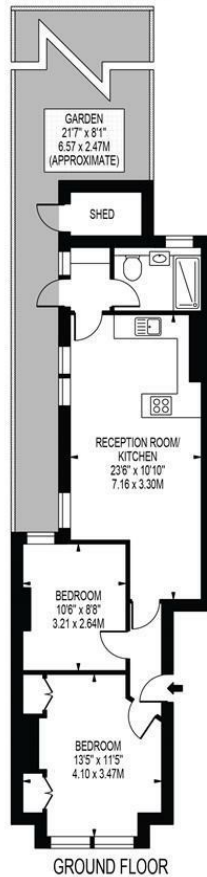
£480,000 Leasehold - Share of Freehold



A stunning two double bedroom ground floor Period conversion flat, located on a highly sought after tree lined road just a short walk away from Colliers Wood Tube Station (Northern Line) and Tooting High Street. The property is beautifully presented throughout, and has its own private rear garden, two double bedrooms, both with feature fireplaces, open plan modern fully fitted lounge / kitchen / diner with direct access to the private garden and a modern bathroom suite. This property would be ideally suited to the first time buyer looking in the SW19 area, as it further benefits from no onward chain and a share of the freehold, a real must see property.

COLLEGE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 553 SQ FT - 51.33 SQ M
(EXCLUDING SHED)



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 Ground Floor Flat
- Two Double Bedrooms
- Beautifully Presented
- Feature Fireplaces
- Private Garden
- Share of Freehold
- Good Transport Links Nearby
- Merton Council Tax Band : C
- EPC Rating : C
- Lease : 999 Years From 25 March 1987



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	77	78
(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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