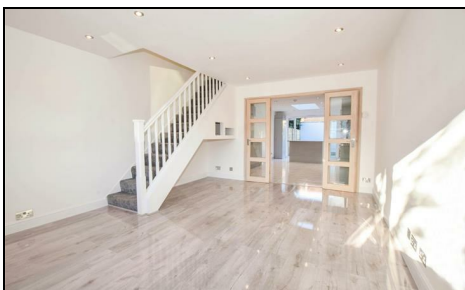


Waterfall Road Colliers Wood, SW19 2AG

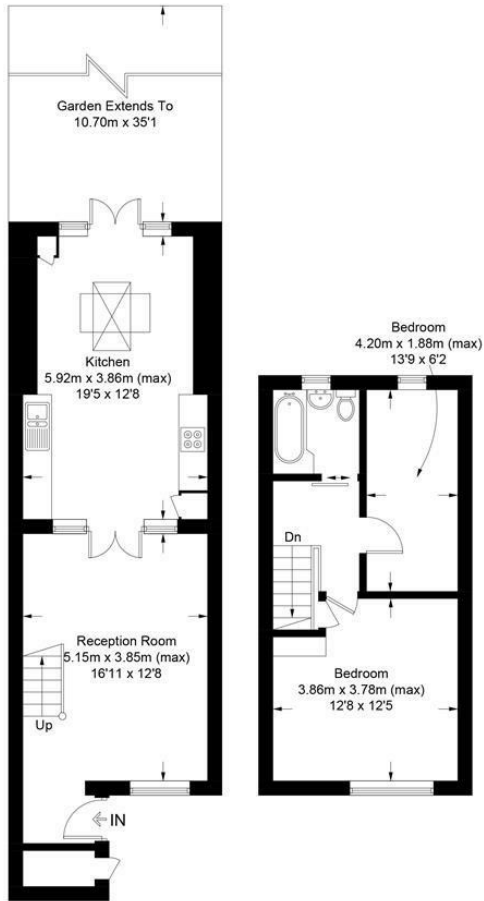
Offers Over £550,000 Freehold



A rear extended, fully refurbished two bedroom Freehold house, in excellent condition throughout with a modern fitted kitchen, large living/dining room and double doors opening onto a sunny garden. Located within easy reach of both the Northern Line and Tooting High Street, this stunning property also comes with the great benefit of no onward chain and off street parking. As Freehold houses are in short supply at this price level an early viewing is highly recommended.

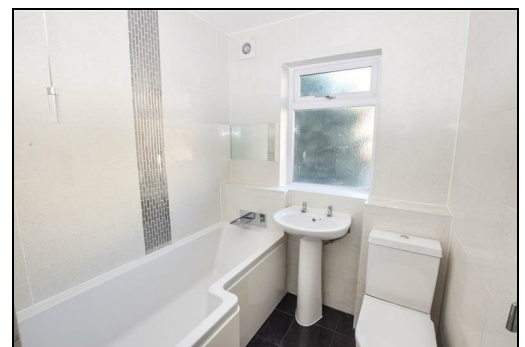
Waterfall Road, SW19

Approximate Gross Internal Area = 76.7 sq m / 826 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Two Bedrooms
- Fully Refurbished
- Rear Extended
- Beautifully Presented
- No Onward Chain
- Off Street Parking
- EPC Rating : C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	88		
<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 EU Directive 2002/91/EC</p>		<p>England & Wales 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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