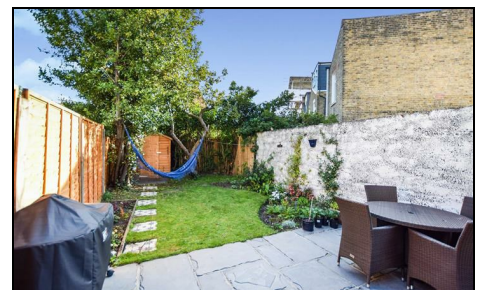


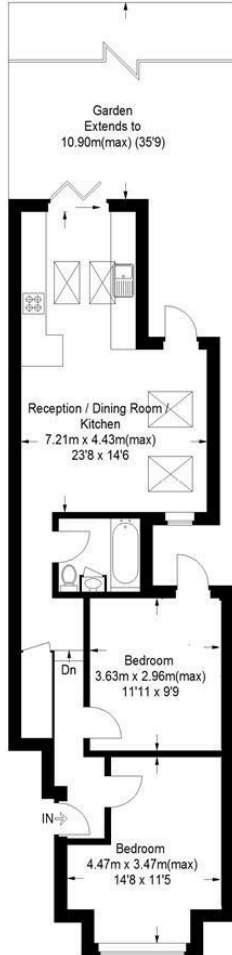
## Walpole Road Colliers Wood, SW19 2BZ

£540,000 Leasehold



**A simply stunning two double bedroom Victorian conversion flat with a private South Facing Rear Garden located close to Colliers Wood Tube Station. This fantastic property has a beautiful open plan living space with modern kitchen, stone worktops, wood flooring and plenty of natural light. Bi-folding doors that lead onto an immaculate private rear garden. This would be an ideal purchase for the first time buyer as its located in premium area close to local bars, restaurants and Tube Station.**

Walpole Road, SW19  
 Approximate Gross Internal Area  
 65.0 sq m / 700 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 of 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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- Stunning Period Conversion
- Two Double Bedrooms
- Open Plan Living
- Sought After Location
- Private South Facing Garden
- Close To Tube Station



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

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

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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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