Ellisons

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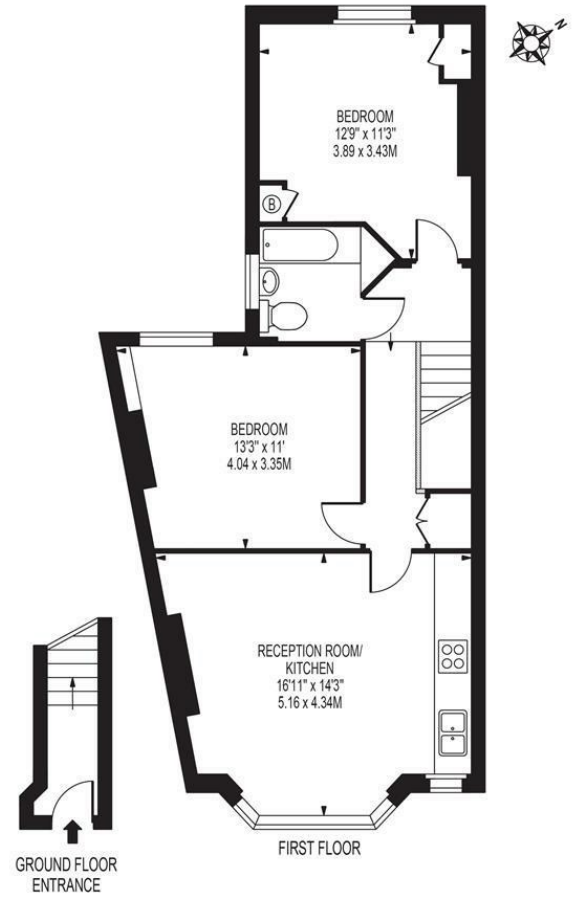
Birdhurst Road
Colliers Wood, SW19 2HZ

£425,000 Leasehold

A bright, spacious and beautifully presented two double bedroom Period conversion, located on a highly sought after road tree lined road on the route of the Northern Line between Tooting Broadway and Colliers Wood. Full of character, this tastefully-decorated property has real charm and would be ideal purchase for the first time buyer looking to be close to the Northern line. This lovely property is being sold with a long lease, no onward chain and the loft space demised, offering the potential to extend into the loft void subject to the usual planning permissions.

BIRDHURST ROAD

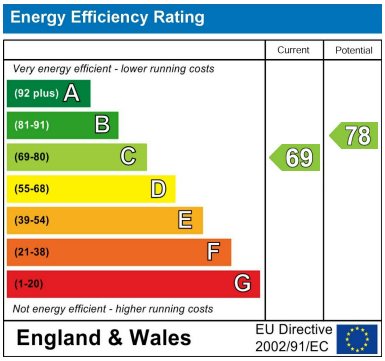
APPROXIMATE GROSS INTERNAL FLOOR AREA: 644 SQ FT - 59.83 SQ M



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 Conversion
- Two Double Bedrooms
- Highly Sought After Location
- Long Lease
- No Onward Chain
- Potential To Extend
- Merton Council Tax Band : B
- EPC Rating : C
- Lease : 172 Years From 24 July 2009
- Ground Rents (Per Annum) : Peppercorn. No Service Charges.



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Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019