

## Clive Road Colliers Wood, SW19 2JA

**£450,000 Leasehold**



**A gorgeous example of a period ground floor conversion flat with direct access to a private South facing rear garden that's located on a highly sought after tree lined road in between both Colliers Wood and Tooting Tube Stations. Comprising of a spacious lounge with large bay window, plantation shutters and feature fireplace, wood flooring, good sized double bedroom with fitted wardrobe, modern fitted bathroom and a lovely fitted kitchen/breakfast room with double doors that open directly onto the rear garden. This property is truly an exemplary example of a period flat and would be ideal for the first time buyer looking to get into the SW19 area.**

## Clive Road, SW19

Approximate Gross Internal Area  
48.0 sq m / 512 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2020 (ID 624701)

- Period Conversation
- Private South West Facing Garden
- Beautifully Presented
- Premier Location
- Close To Tube Station
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 99 Years From 25 March 2009
- Ground Rents (Per Annum) : £250, Building Insurance (Per Annum) : £384.40 (2024)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 77        |
| (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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