

## Acre Road Colliers Wood, SW19 2AL

**£400,000 Leasehold**



A one bedroom Victorian maisonette with private rear garden located on a highly sought after road close to both Colliers Wood and Tooting Broadway Tube Stations. The property comprises of a spacious reception with bay window, good sized master bedroom, modern fitted bathroom and an open plan fitted kitchen/dining room with direct access to rear garden. Properties of this quality are rarely available and urge you to book viewings early to avoid disappointment.



**ACRE ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 560 SQ FT - 52.01 SQ M




**GROUND FLOOR**  
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.

- One Bedroom Maisonette
- Private Garden
- Fantastic Location
- Well Presented
- Ideal First Time Purchase
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 27 August 2025
- Service Charges (Per Annum) : £240 (Includes Building Insurance)



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>		69	78
(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			
England & Wales		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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