

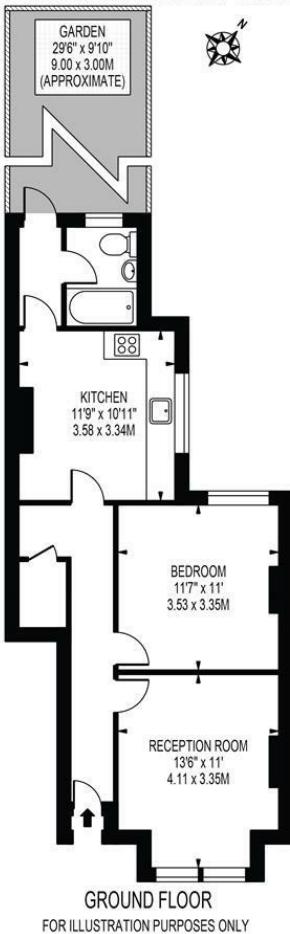
**Acre Road
Colliers Wood, SW19 2AL**

£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 a open plan fitted kitchen/dining room with and 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



- 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)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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	

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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