

## Boundary Road Colliers Wood, SW19 2AW


£495,000 Leasehold

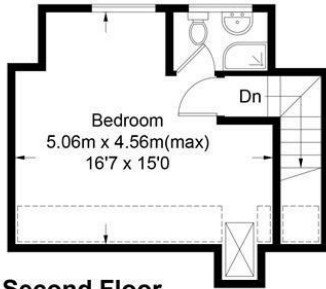


**A much larger than average and beautifully presented split level two double bedroom Period maisonette, located on a highly sought after tree lined road just a short walk to Colliers Wood Tube Station (Northern line) and Tooting High Street. Comprising of a bright, spacious reception with built in feature shelving, newly fitted modern kitchen with built appliances, two large double bedrooms both with modern en-suite bathroom suites. Properties of this quality rarely come to the market and is offered chain free so we urge you to book viewings early to avoid disappointment.**

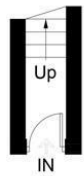
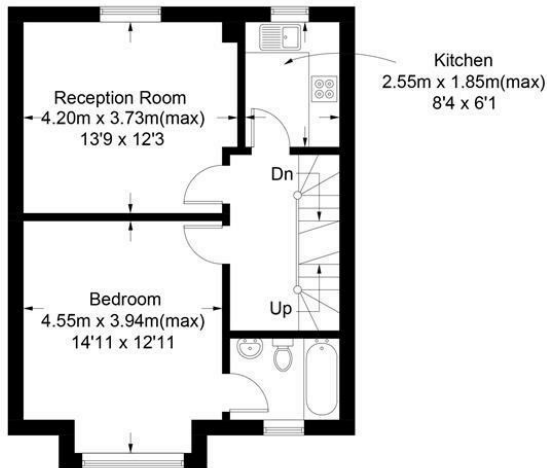
## Boundary Road, SW19

Approximate Gross Internal Area = 77.7 sq m / 836 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor

First Floor

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 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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- Period Maisonette
- Two Double Bedrooms
- Split Level
- Two Bathrooms
- Beautifully Presented
- No Onward Chain
- EPC Rating : TBC
- Merton Council Tax Band : C
- Ground Rent (Per Annum) : £500
- No Service Charges

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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