

**College Road
Colliers Wood, SW19 2BP**

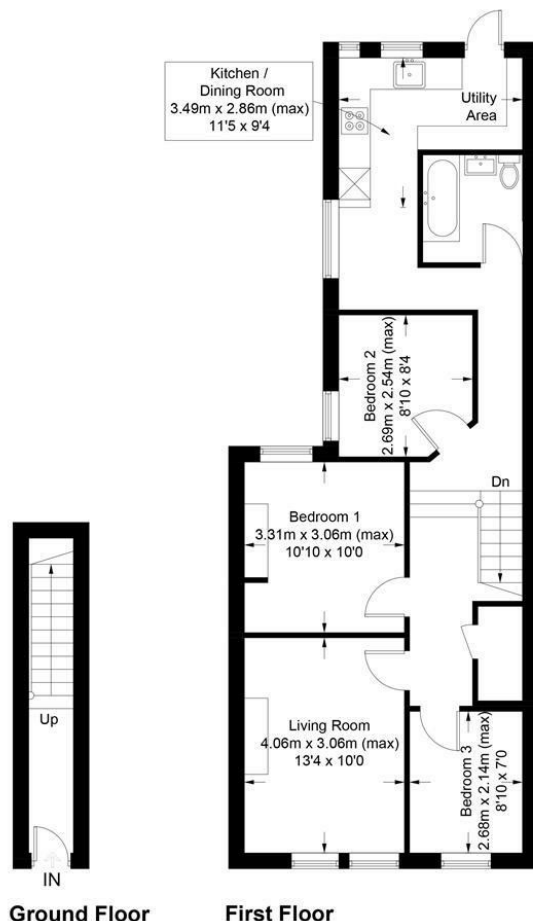
£475,000 Leasehold - Share of Freehold



A well presented, three bedroom period maisonette with a share of freehold and private garden, located on one of Colliers Wood's premier roads close to both the Tube Station and Park. This property has the potential to extend into the loft to provide a further bedroom and bathroom. Comprising of modern open plan kitchen/diner, three bedrooms, lounge with bay window, bathroom and a private west facing garden. The property will be sold with a new extended lease upon completion. Properties like this are extremely rare and we urge you to view as soon as possible to avoid disappointment.

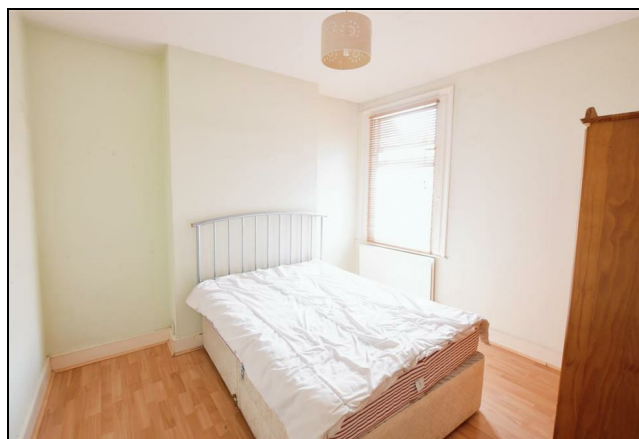
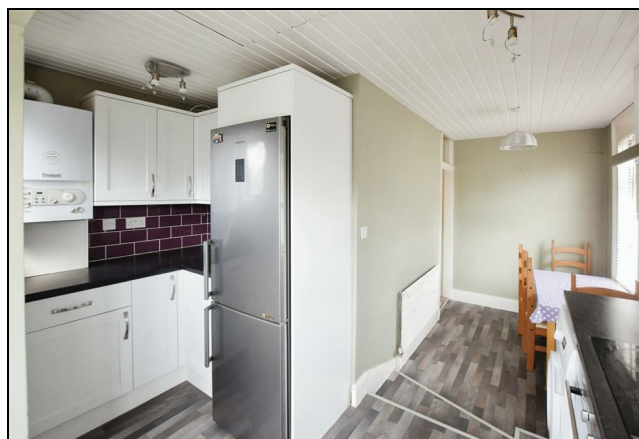
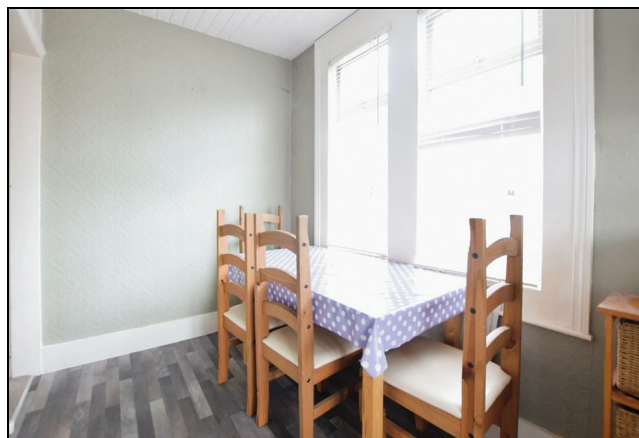
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Approximate Gross Internal Area = 71.7 sq m / 772 sq ft



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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- Three Bedrooms
- Sought After Location
- Potential To Extend
- Share Of Freehold
- Close To Tube Station
- Well Presented
- EPC Rating : D
- Merton Council Tax Band : C
- Lease: 99 years from 11 October 1988



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	66
(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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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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