

**High Street
Colliers Wood, SW19 2AE**

£450,000 Leasehold

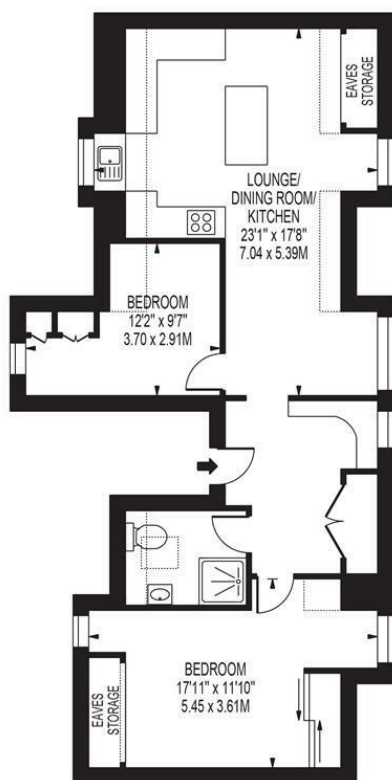


A well presented, spacious two double bedroom top floor apartment located close to both Colliers Wood and Tooting Broadway Tube Stations (Northern Line). The property offers modern living throughout and comprises two double bedrooms, modern tiled bathroom, fully fitted open plan kitchen and living area and a study area ideal for those working from home. Other points to note are a roof terrace with views over South West London and off street parking. Properties that span over the entire top floor are extremely rare to the market and we urge you to book viewings early to avoid disappointment.

HIGH STREET, COLLIERS WOOD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 713 SQ FT - 66.24 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 96 SQ FT - 8.92 SQ M



THIRD 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.

- Two Double Bedrooms
- Top Floor
- Roof Terrace
- Off Street Parking
- Close To Tube Station (Northern Line)
- Fantastic First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 125 Years From 29 September 2002
- Ground Rents (Per Annum) : £150. Service Charges (Per Annum) : £1611.66 (2025)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	64
(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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