

Boundary Road Colliers Wood, SW19 2DE

£850,000 Freehold



A well presented period four bedroom, two reception family house with study, located on a highly sought after tree lined road close to the tube station, local shops and amenities, and two beautiful parks. On the ground floor are two separate reception rooms, downstairs cloakroom and a spacious kitchen/breakfast room that opens out onto the private rear garden. On the first floor is a large master bedroom, a roomy second bedroom, family bathroom and the study, with loft space above. Whilst the loft has been converted to offer two further bedrooms. Period houses on this road are not often available so we urge you to book viewings early to avoid disappointment.

Boundary Road, SW19

Approximate Gross Internal Area
128.3 sq m / 1381 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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- Period Family Home
- Four Bedrooms
- No Onward Chain
- Close To Tube Station
- Two Receptions
- Study
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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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