

Dane Road
Colliers Wood, SW19 2NB

£385,000 Leasehold - Share of Freehold



A well presented open-plan one double bedroom flat with private south facing rear garden, located on a sought after road close to both Tube Station (Northern Line) and fantastic amenities. This property is also being sold with no onward chain, long lease and a share of the freehold. Ideal first time purchase for anyone looking to buy in the SW19 area.

SHIRAZ HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 540 SQ FT - 50.16 SQ M



GARDEN
29'9" x 13'1"
9.09 x 4.00M
(APPROXIMATE)

BEDROOM
14'6" x 11'9"
4.45 x 3.60M

RECEPTION ROOM/
KITCHEN
22' x 18'
6.71 x 5.46M

GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

Ellisons

EST.
1989

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.

- One Double Bedroom
- Private Garden
- Share of Freehold
- Open Plan Living
- No Onward Chain
- Close To Tube Station & Amenities
- Merton Council Tax Band : C
- EPC Rating : B



Energy Efficiency Rating

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

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

