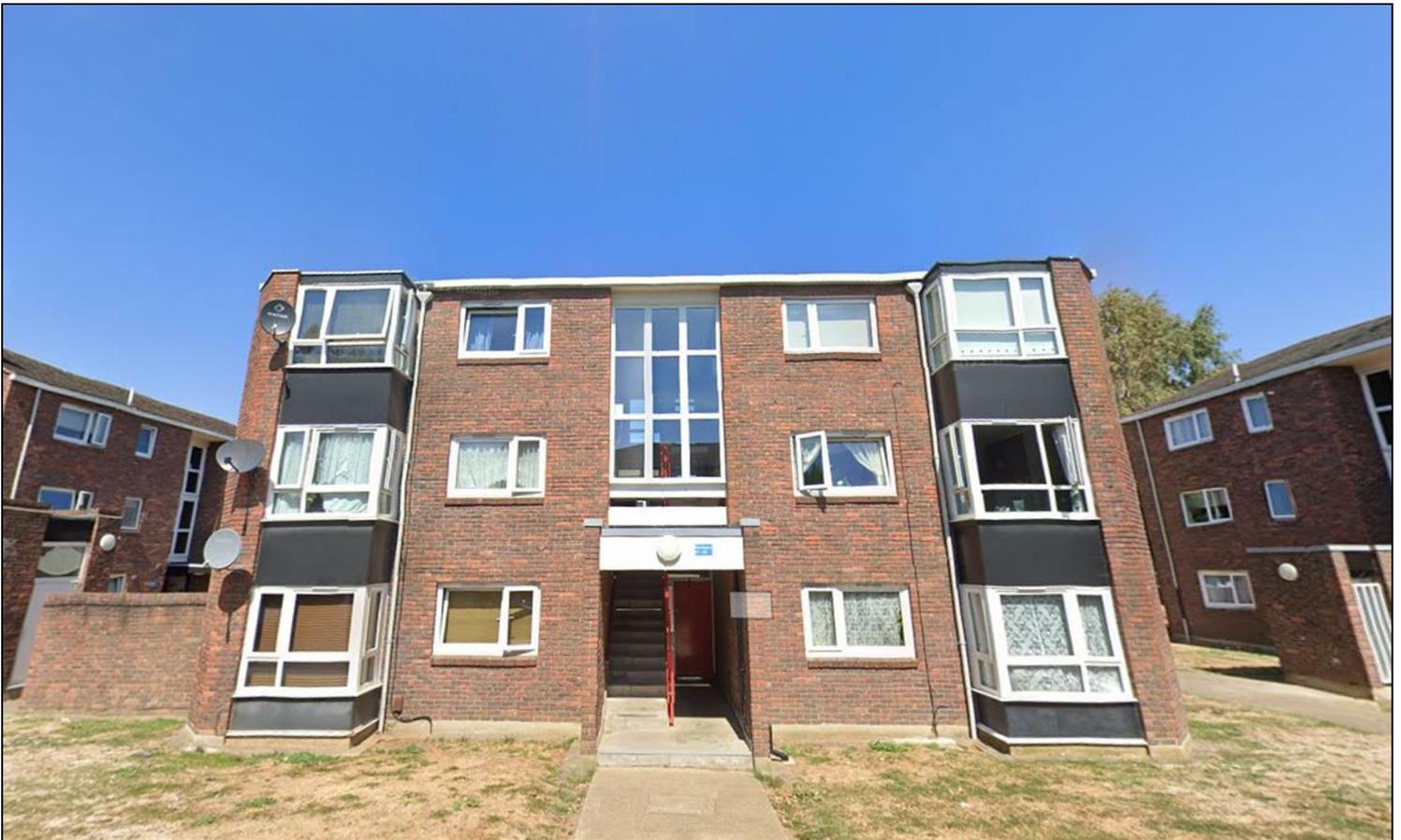


## Sheldrick Close Colliers Wood, SW19 2UQ

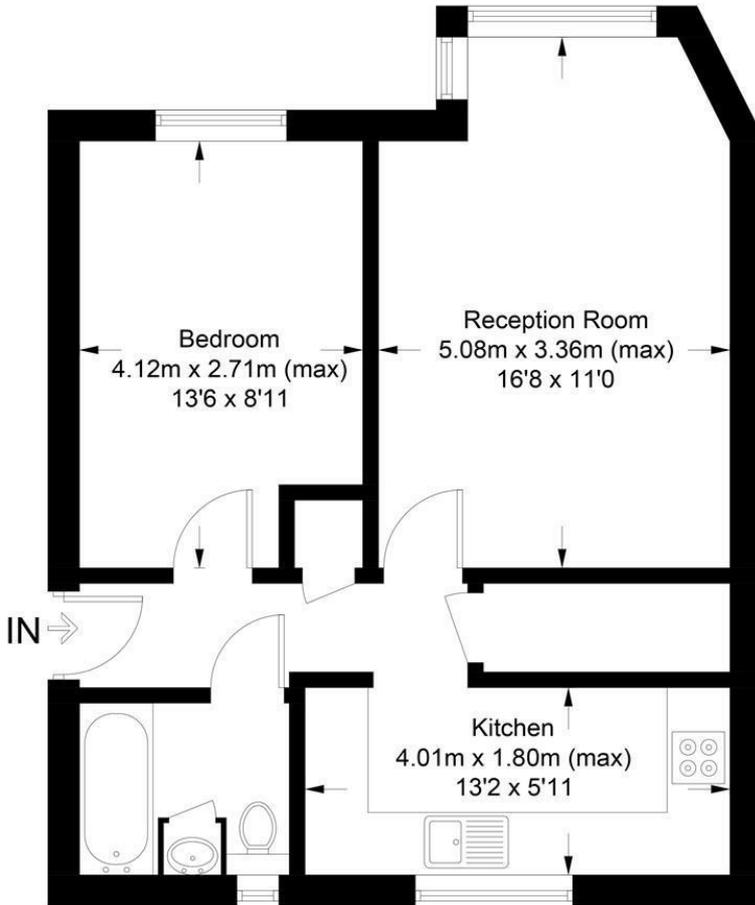
**Offers In Excess Of £250,000 Leasehold**



**A good sized one double bedroom apartment positioned on the ground floor of this small block of six flats, located within walking distance to Colliers Wood Tube Station. Comprising of a Good sized lounge, spacious storage cupboard, fitted kitchen, double bedroom, bathroom and is ideal purchase for the first time buyer.**

## Sheldrick Close, SW19

Approximate Gross Internal Area = 46.1 sq m / 496 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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- No Chain
- One Double Bedroom
- Great Size
- Ideal First Time Purchase
- Ground Floor
- Close To Colliers Wood Tube Station
- EPC Rating : C
- Merton Council Tax Band B
- Ground Rent (Per Annum): Peppercorn / Service Charges (Per Annum) : TBC
- 125 Years from 25 December 1985

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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