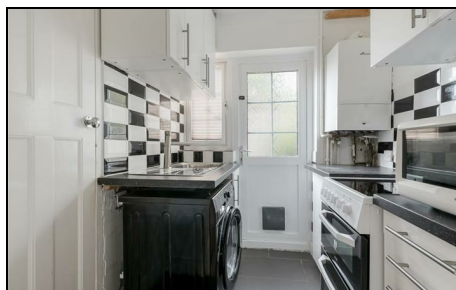


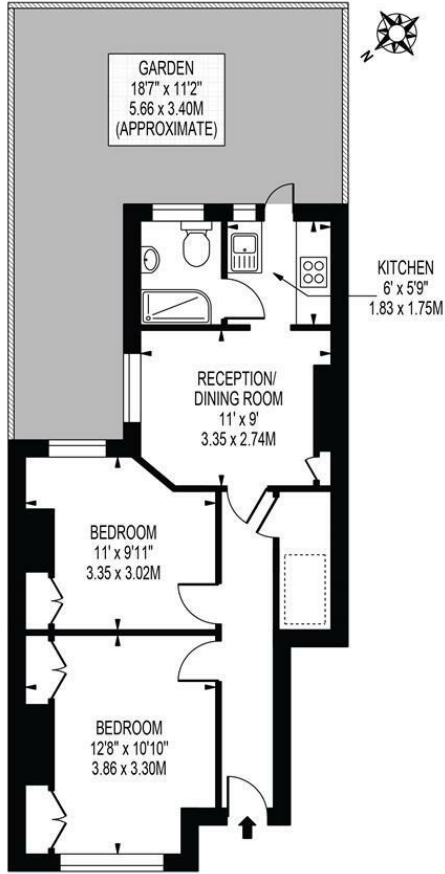
Kimble Road Colliers Wood, SW19 2AU

£365,000 Leasehold - Share of Freehold



A two bedroom ground floor garden maisonette, located only a few minutes walk to Colliers Wood tube station and Tooting High Street. This property comprises of two bedrooms, an open plan kitchen living area, bathroom and private garden. Offered with a share of the freehold making it a must view for any first time buyer.

KIMBLE ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 483 SQ FT - 44.92 SQ M



GROUND 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.

- Ground Floor Maisonette
- Two Double Bedrooms
- Share of Freehold
- Well Presented
- Private Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : B



| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 78 |
| (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 | |

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

