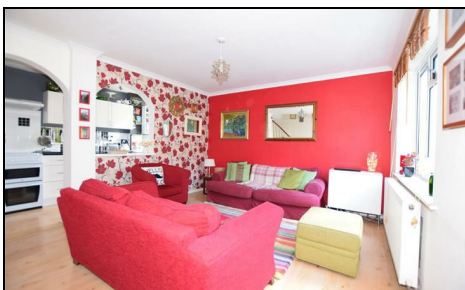


Hogarth Crescent Colliers Wood, SW19 2DW

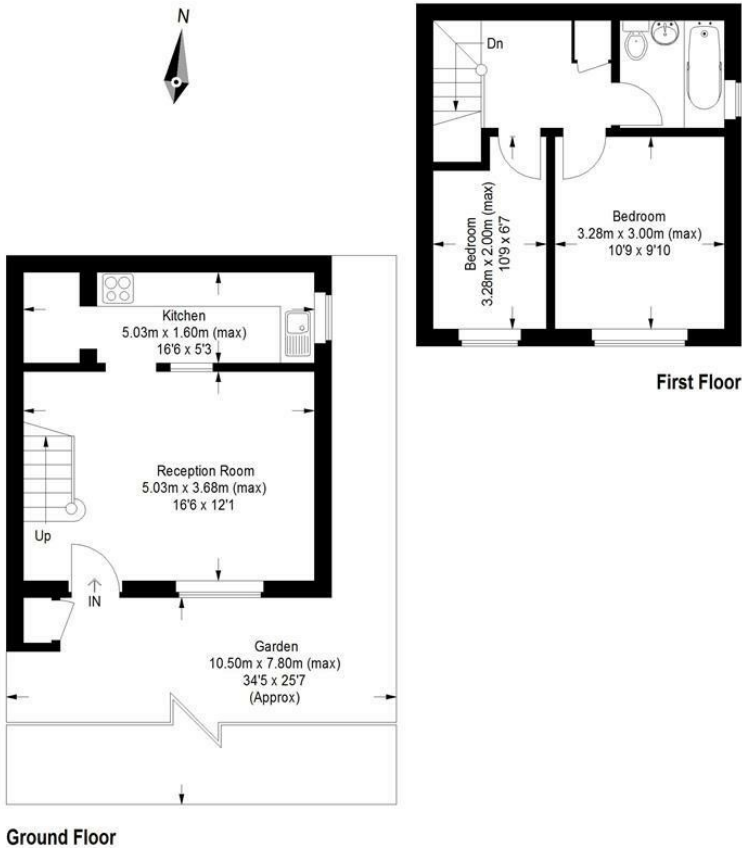
£415,000 Freehold



This well presented two bedroom modern freehold house with attractive garden is located close to Colliers Wood tube station and town centre. Spacious reception room leading to modern fitted kitchen with good storage. Large double bedroom and good sized single bedroom. Recently refurbished modern bathroom. Loft storage. Located close to superb transport links and excellent local shops and restaurants as well as the popular and quaint Merton Abbey Mills.

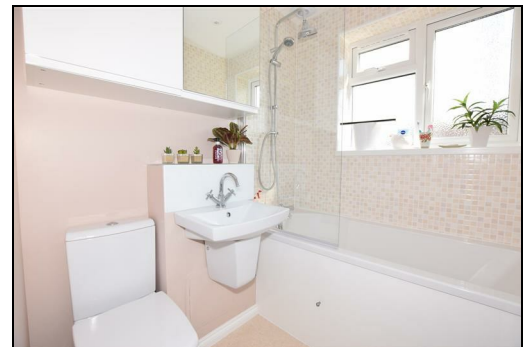
Hogarth Crescent, SW19

Approximate Gross Internal Area
 Ground Floor = 28.8 sq m / 310 sq ft
 First Floor = 28.1 sq m / 302 sq ft
 Total = 56.9 sq m / 612 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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 (ID244054)

- Two Bedrooms
- Freehold
- Merton Abbey Location
- Well Presented Throughout
- Close to Transport Links
- EPC Rating C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	69	
(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.

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