# Ellisons

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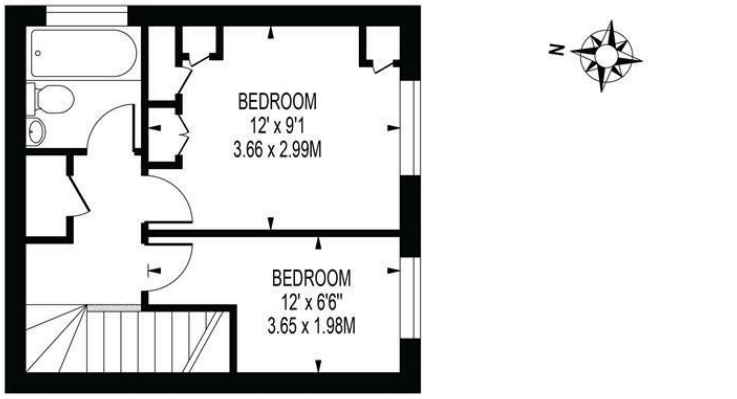
## Hogarth Crescent
## Colliers Wood, SW19 2DW

## £450,000 Freehold

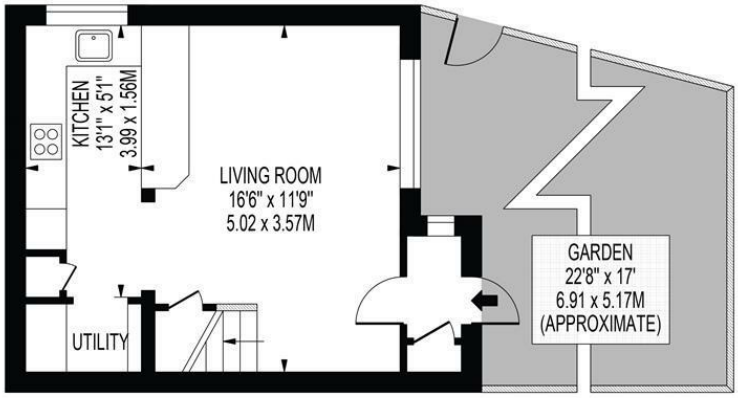
**A beautifully presented two bedroom end of terrace freehold house with off street parking located within walking distance to Colliers Wood High Street, amenities and Tube Station. This lovely house has been completely refurbished creating a fantastic modern and contemporary feel throughout. Ample loft storage which could be converted into another bedroom, subject to the usual planning permissions. This is a great home for a buyer looking in the area and wanting the convenience of a home ready to move straight into.**

# HOGARTH CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: **623 SQ FT - 57.90 SQ M**




FIRST FLOOR

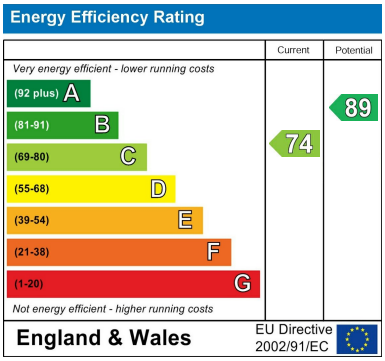



GROUND FLOOR

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.

- Two Bedrooms
- End of Terrace
- Fully Refurbished
- Off Street Parking
- Sought After Location
- Close to Tube Station
- EPC Rating : C
- Merton Council Tax Band : C

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30 YEARS 1989–2019