

**Cavendish Road  
Colliers Wood, SW19 2EZ**

**£450,000 Leasehold - Share of Freehold**

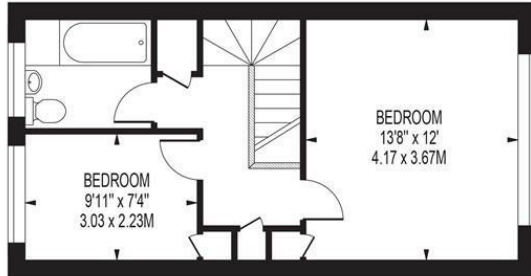


**A bright, spacious and beautifully presented two double bedroom, split level maisonette, located on a highly sought after road close to both Tube Station (Northern line) and amenities. This lovely property comprises of an eat in kitchen breakfast room, large reception, two good sized double bedrooms and fitted bathroom. Other points to note are no onward chain, garage, bike shed and a great sized communal garden with plenty of areas to find your own peaceful spot. An ideal property for the first time buyer looking to buy in a great location and close to the Tube Station.**

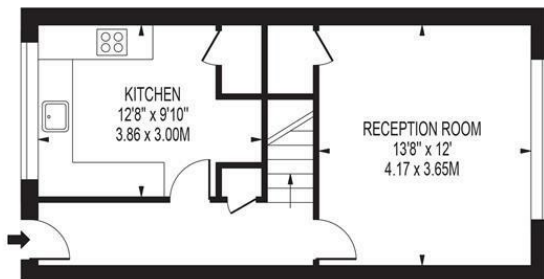
## EFFINGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 778 SQ FT - 72.24 SQ M  
(EXCLUDING GARAGE)

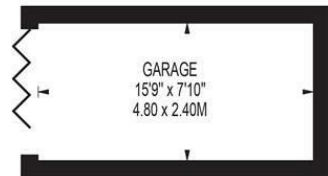
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 124 SQ FT - 11.52 SQ M



SECOND FLOOR



FIRST 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 Double Bedrooms
- Garage
- Share Of Freehold
- No Onward Chain
- Beautifully Presented
- Fantastic Location
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 25th March 1969
- Service Charges (Per Annum) : £1,920 / No Ground Rents

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 72                      | 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.

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