

**Boundary Road
Colliers Wood, SW19 2AW**

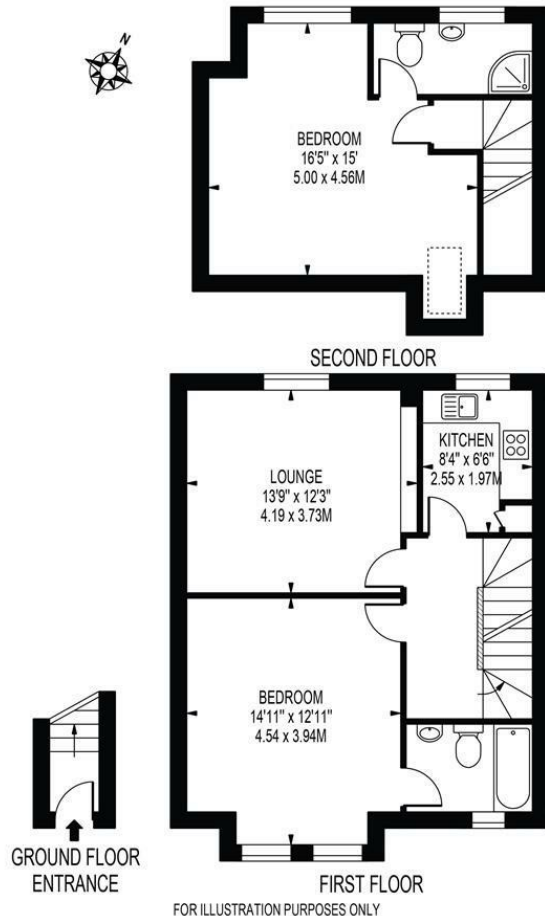
£495,000 Leasehold



A much larger than average and beautifully presented split level two double bedroom Period maisonette, located on a highly sought after tree lined road just a short walk to Colliers Wood Tube Station (Northern line) and Tooting High Street. Comprising of a bright, spacious reception with built in feature shelving, newly fitted modern kitchen with built appliances, two large double bedrooms both with modern en-suite bathroom suites. Properties of this quality rarely come to the market and is offered chain free so we urge you to book viewings early to avoid disappointment.

BOUNDARY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 848 SQ FT - 78.78 SQ M



- Period Maisonette
- Two Double Bedrooms
- Split Level
- Two Bathrooms
- Beautifully Presented
- No Onward Chain
- EPC Rating : TBC
- Merton Council Tax Band : C
- Ground Rent (Per Annum) : £500
- No Service Charges

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