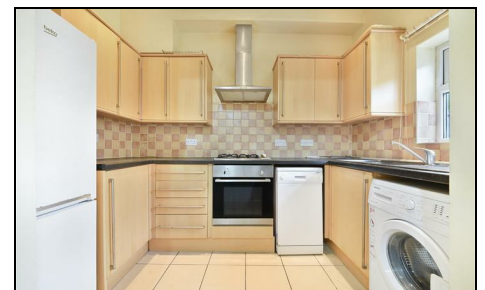


## Liberty Avenue Colliers Wood, SW19 2QS

£525,000 Freehold

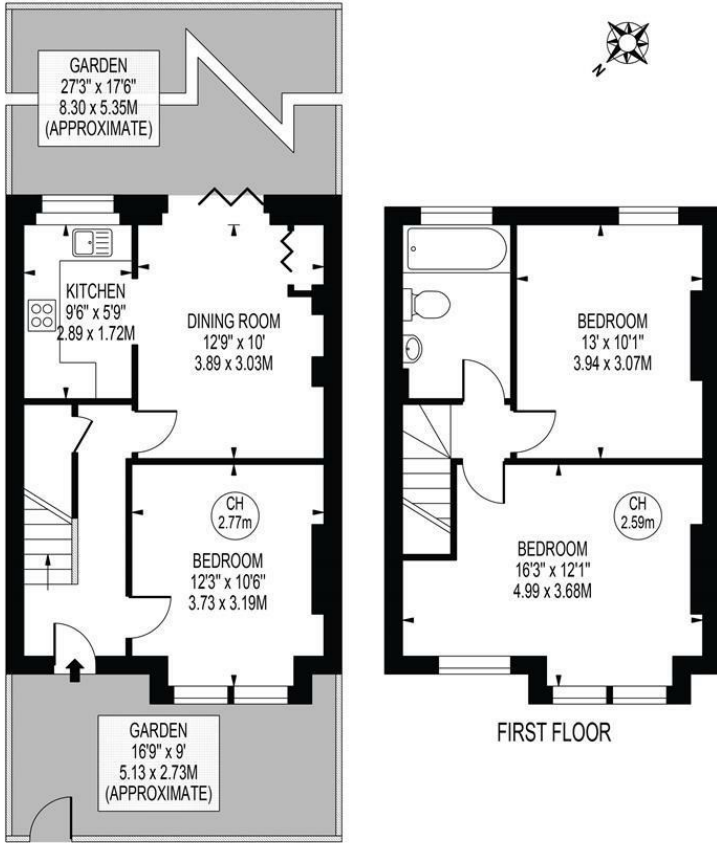


**A two double bedroom period mid terraced house with huge potential for both a rear and loft extension (subject to planning permissions), located on a popular road close to Colliers Wood Tube Station, Merton Abbey Mills and a good selection amenities. The property currently consists of a two receptions, kitchen and a south facing rear garden. Upstairs are two double bedrooms and the family bathroom. This property would be ideal for those looking to add value by extending to create a three bedroom, two bathroom family home in the SW19 area.**



# LIBERTY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 801 SQ FT - 74.46 SQ M



GROUND 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.



- Period House
- Two Double Bedrooms
- Extension Potential
- No Onward Chain
- Modernisation Required
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C

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