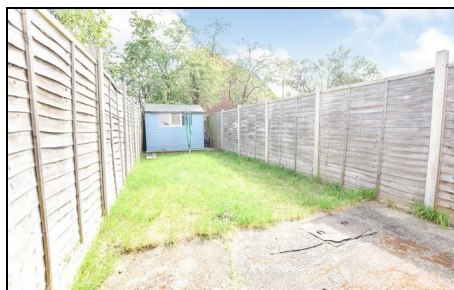
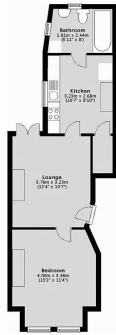


**Devonshire Road
Colliers Wood, SW19 2EJ**

£350,000 Leasehold



This is a very well presented one bedroom garden flat, located close to Colliers Wood Underground Station (Northern Line) and amenities on Merton High Street. The property comprises of a spacious reception room, with double doors leading on to a private rear garden. There is a good sized double bedroom, a modern fitted kitchen and bathroom. Offered with no onward chain and will benefit from a new lease upon completion.



- One Bedroom
- Ground Floor Flat
- Private Garden
- Period Conversion
- Close To Transport Links
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : TBC
- Ground Rents (Per Annum) : £20 / Service Charges (Per Annum) : TBC (2023-2024)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	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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