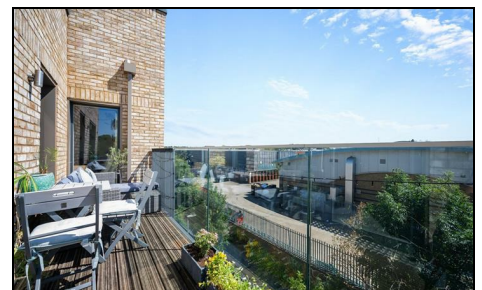
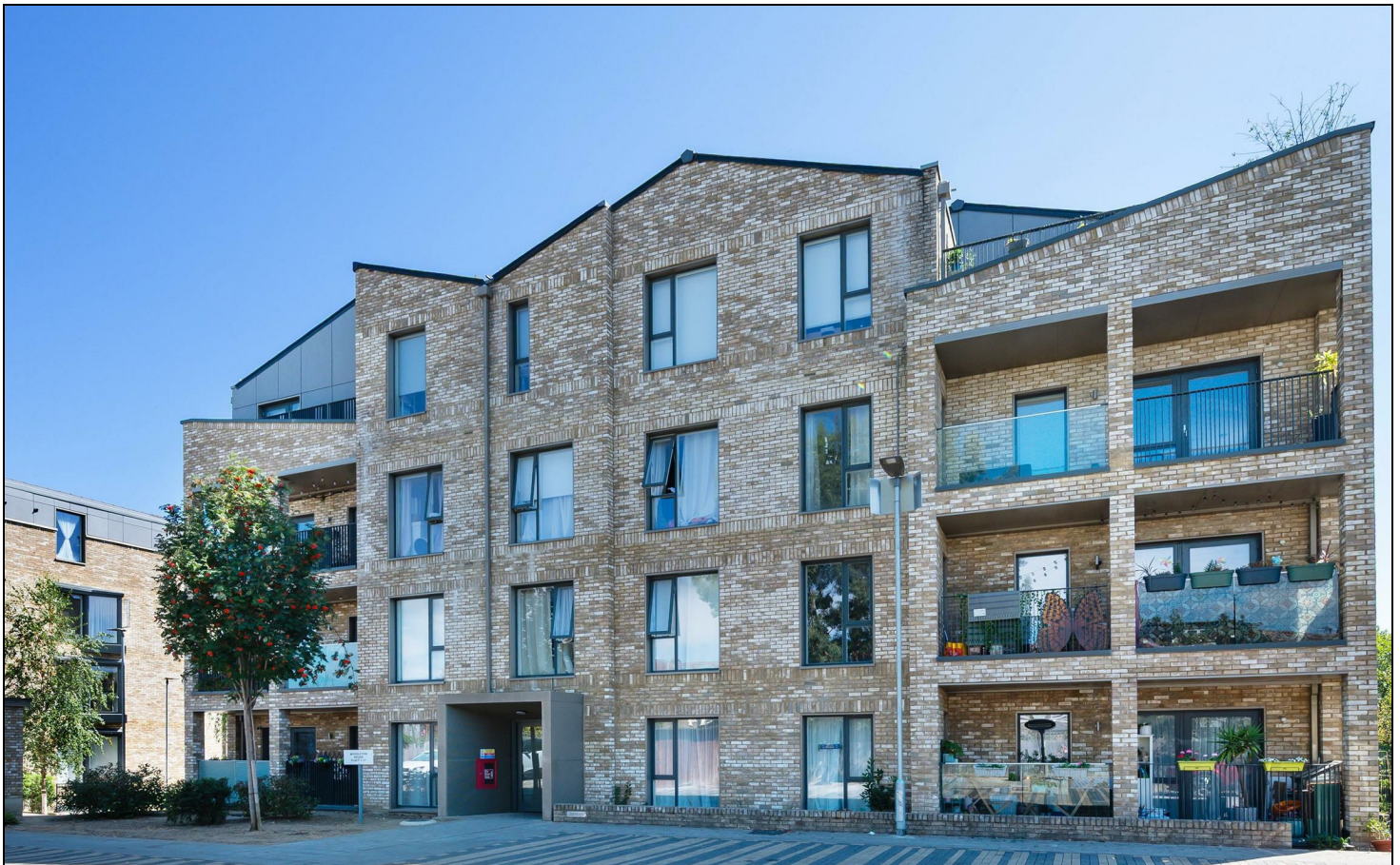


## Breakspear Gardens Colliers Wood, SW19 2FP

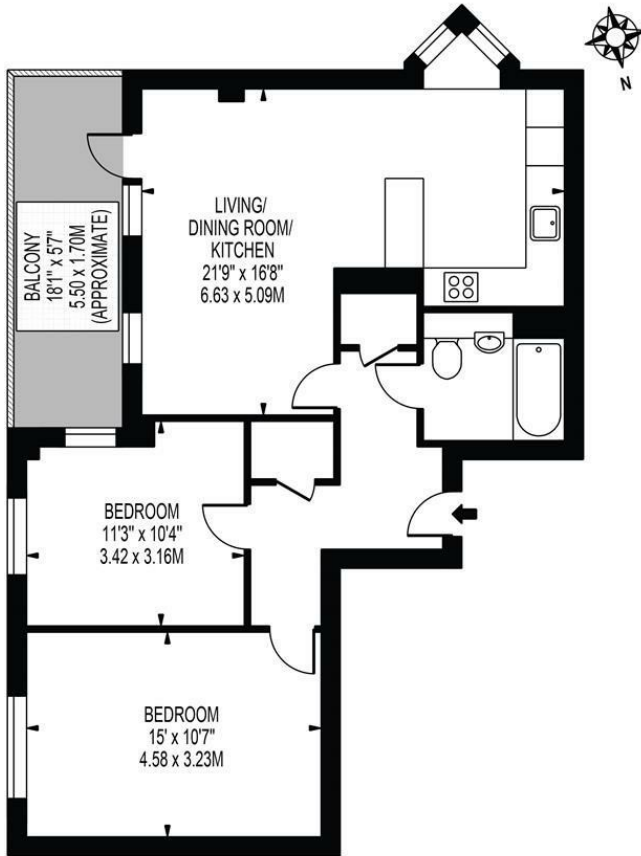
**£500,000 Leasehold**



A spacious and superbly presented two double bedroom apartment, finished to an excellent standard throughout situated on the second floor of a stunning new development close to a wealth of amenities in Colliers Wood and moments from the Tube Station. Both Wimbledon and Tooting Town Centres are a short bus ride away. This property boasts a large modern open-plan kitchen/dining/living room with access to a large south facing Private Balcony, two generous sized bedrooms and the modern fitted bathroom. This fantastic property also benefits from lovely communal gardens and would make a great home to anyone looking to move straight in.

## MYDDLETON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 737 SQ FT - 68.45 SQ M



### SECOND 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 Bedroom Apartment
- Beautifully Presented
- Second Floor
- Private Balcony
- Fantastic Location
- Communal Gardens
- Merton Council Tax Band : D
- EPC Rating : B
- Lease : 125 Years From 01 July 2019
- Ground Rents (Per Annum) : £300 - Service Charges (Per Annum) £1,237.44



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

