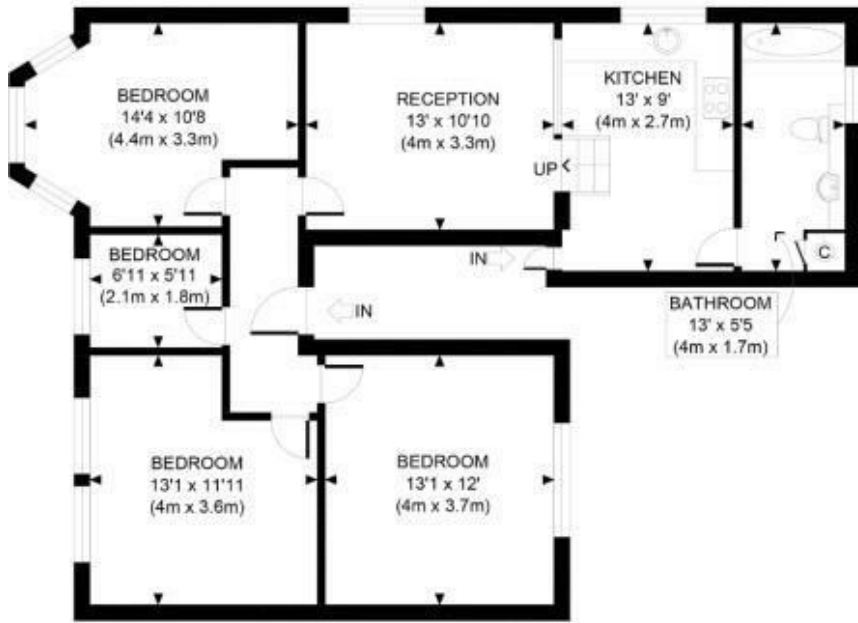


**Lyveden Road  
Colliers Wood, SW17 9DU**

**£500,000 Leasehold - Share of Freehold**



**\*Investors Only Tenants In Situ\* A larger than average three/four bedroom period conversion flat, located in a highly sought after area a short distance to Colliers Wood Underground Station and Tooting British Rail Station. Comprising of a fitted kitchen, four bedrooms, spacious lounge, bathroom, garden, share of freehold and no onward chain.**



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 874 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 874 SQ FT / 81 SQM  
Ref: Copyright **photopton**

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

- Four Bedrooms
- No Chain
- Close To Transport
- Garden
- Sought After Location
- Close To Amenities
- Share Of Freehold
- EPC Rating : D
- Investors Only



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
	61 → 63		58 → 60
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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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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