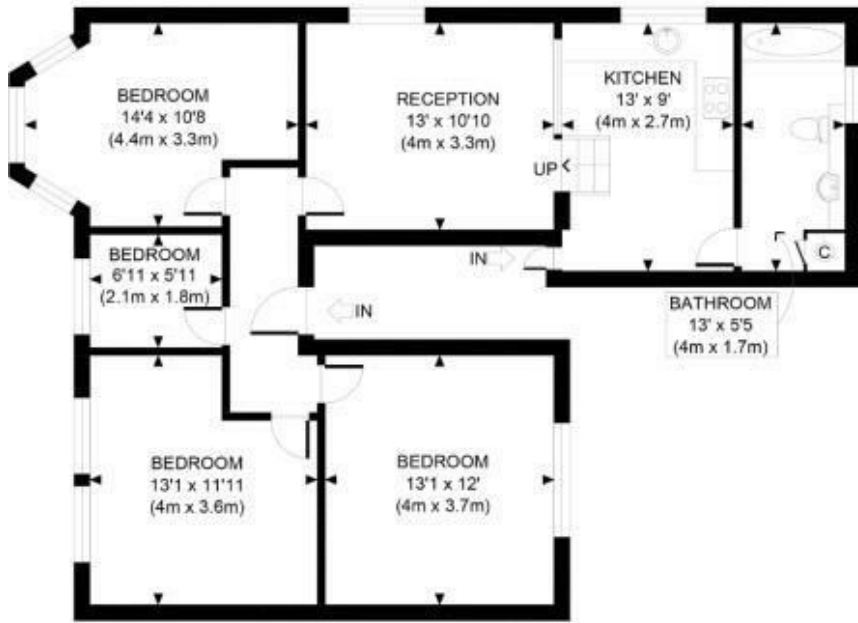


**Lyveden Road  
Colliers Wood, SW17 9DU**

**£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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		61 → 63	<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC 58 → 60

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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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