

Boyd Road  
Colliers Wood, SW19 2DG

£610,000 Leasehold - Share of Freehold



A truly stunning, spacious split level, three/four bedroom, two bathroom period maisonette with private south facing garden located on a sought after tree lined road just a short walk to Colliers Wood Northern Line Tube Station. Further comprising of a spacious reception room with bay window, plantation shutters, large modern kitchen/dining room with access to a private rear garden, modern bathroom suite and further comprising of two spacious double bedrooms, good sized single bedroom and a small double/dressing room with a modern en-suite. Properties of this quality rarely come to the market so we urge you to book viewings early to avoid disappointment.

## Boyd Road, SW19

Approximate Gross Internal Area = 111.9 sq m / 1204 sq ft  
(Including Eaves Storage)



This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Beautifully Presented
- Split Level
- Three/Four Bedrooms
- Two Bathrooms
- South Facing Garden
- Highly Sought After Location
- Close To Tube Station
- Tooting High Street Nearby



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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