

## Dinton Road Colliers Wood, SW19 2AP

**£450,000 Leasehold - Share of Freehold**



**A two bedroom first floor maisonette with share of freehold, private garden located on a quiet cul-de-sac close to both Northern Line Tube Station and Tooting High Street. Comprising of a nice size reception, dining area, two bedrooms, modern fitted kitchen, loft room and private south facing rear garden. A must see as being sold with no onward chain and the huge benefits of share of freehold and the bonus loft room.**

## Dinton Road, SW19

Approximate Gross Internal Area = 65.6 sq m / 706 sq ft



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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- Two Bedrooms
- No Onward Chain
- Fantastic Location
- Great First Time Purchase
- Share Of Freehold
- Tube Station Nearby (Northern Line)
- Merton Council Tax Band : B
- EPC Rating : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	71
(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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