

## Kipling Drive Colliers Wood, SW19 1TN

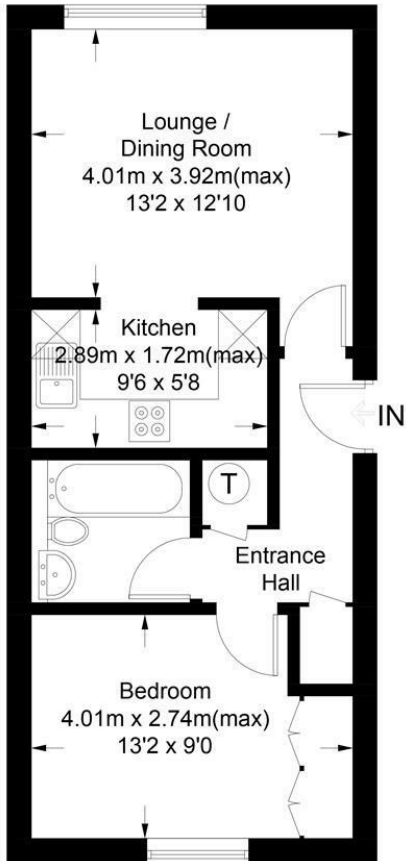
**£300,000 Leasehold**



**A well presented first floor one bedroom purpose built apartment, moments from Colliers Wood Tube Station and Tooting High Street, offered to the market with no onward chain. Comprising of one double bedroom with built in storage, newly fitted modern kitchen, wood flooring, long lease and off street parking. This would make an ideal property for a first time buyer looking to buy in the SW19 area close to a Tube and fantastic amenities.**

## Kipling Drive, SW19

Approximate Gross Internal Area = 40.0 sq m / 430 sq ft



### Top Floor

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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- One Double Bedroom
- Long Lease
- Off Street Parking
- No Onward Chain
- Modern Fitted Kitchen
- Ideal First Time Purchase

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			
		75	81
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			
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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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