

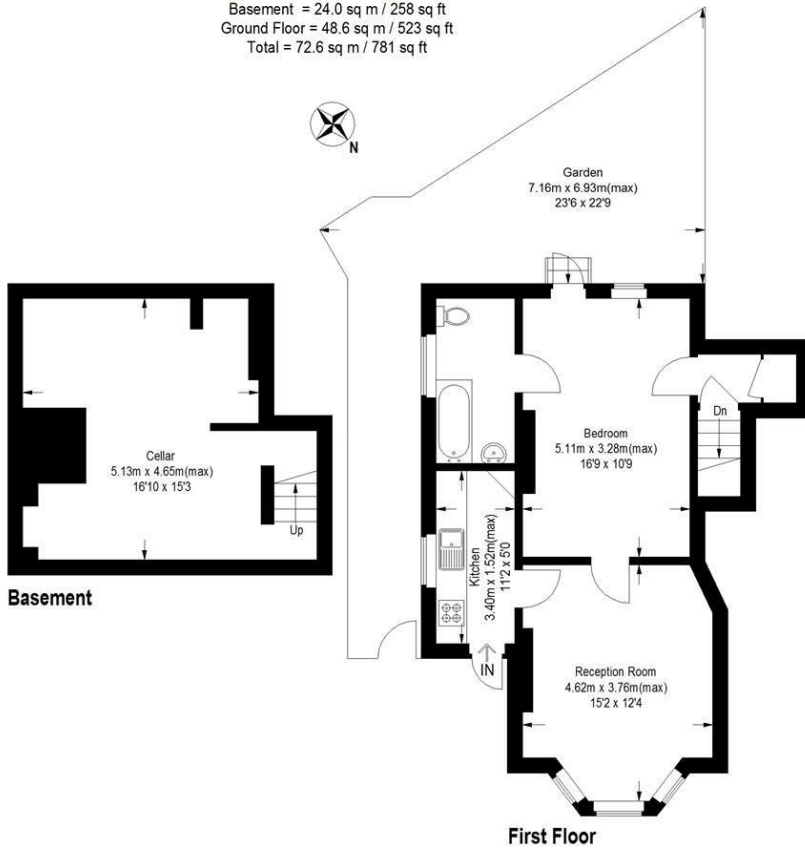
**Lyveden Road  
Colliers Wood, SW17 9DU**

**£375,000 Leasehold**



**A spacious and well presented period one double bedroom conversion garden flat with off street parking and the added benefit of a large basement. Located on a sought after road bordering Colliers Wood / Tooting close to both British Rail and Northern Line Underground Stations offered with no onward chain.**

Approximate Gross Internal Area  
 Basement = 24.0 sq m / 258 sq ft  
 Ground Floor = 48,6 sq m / 523 sq ft  
 Total = 72.6 sq m / 781 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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- Period Conversion
- Long Lease
- Off Street Parking
- South Facing Garden
- Close To Transport
- Own Front Door
- Cellar
- EPC Rating : TBC



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			
		66	76
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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