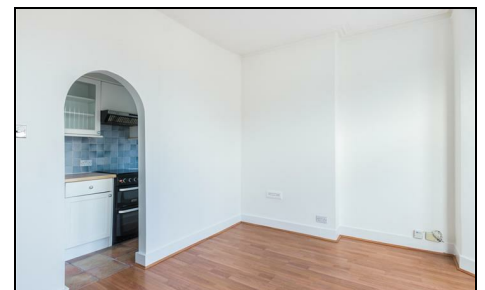


## Wilton Road Colliers Wood, SW19 2HB

**£350,000 Leasehold - Share of Freehold**



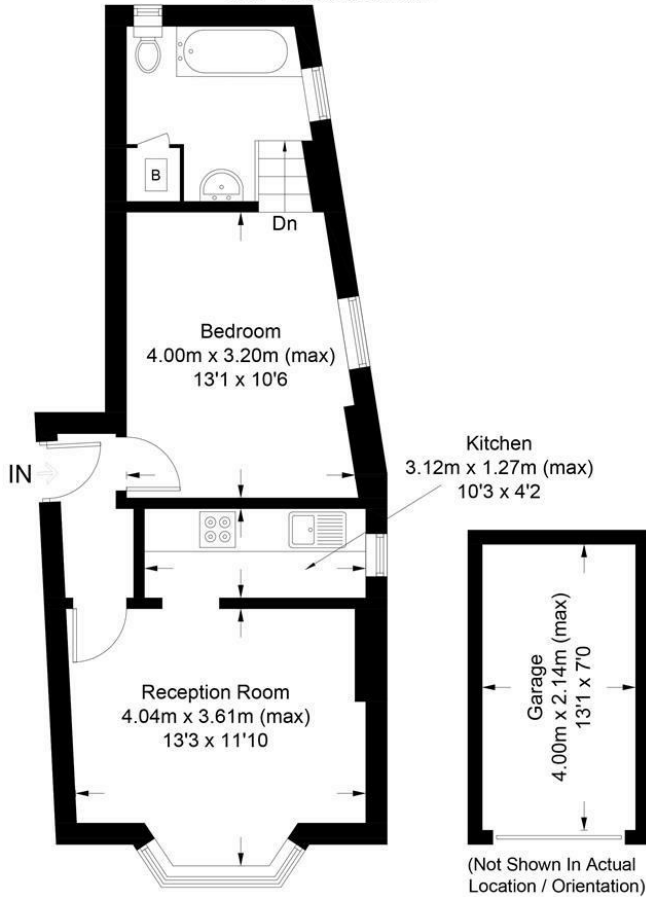
**A well presented first floor period garden flat, located on one of Colliers Wood's most sought after roads close to both Tube Station, local amenities and the award winning park. Comprising of a good sized double bedroom, fitted bathroom, great sized lounge with bay window and the galley style fitted kitchen. This property further benefits from no onward chain, share of the freehold, patio garden with potential and garage making it ideally suited to the first time buyer or investor looking for a nice property in the SW19 area.**

## Wilton Road, SW19

Approximate Gross Internal Area = 40.9 sq m / 440 sq ft

Garage = 8.6 sq m / 92 sq ft

Total = 49.5 sq m / 532 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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- One Double Bedroom
- Period Conversion
- Garden
- Share Of Freehold
- No Onward Chain
- Garage
- Merton Council Tax Band : B
- EPC Rating : D
- Lease: 999 Years from 29th September 2003
- No Ground Rent or Service Charges

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	66
(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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