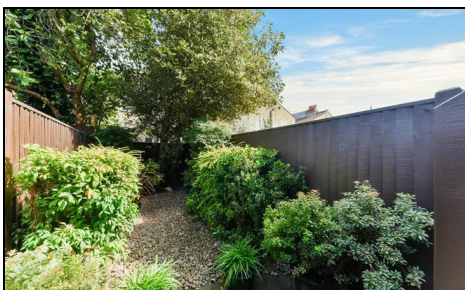


**College Road  
Colliers Wood, SW19 2BS**

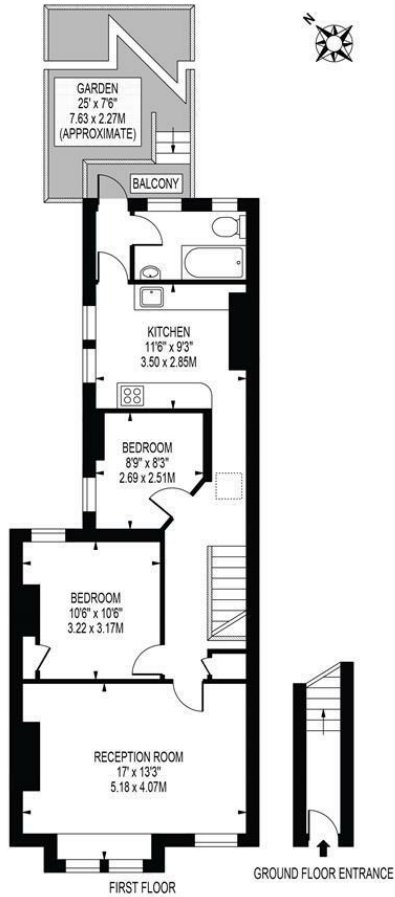
**£525,000 Leasehold - Share of Freehold**



A beautifully presented and recently renovated two double bedroom first floor period garden maisonette, located on a sought after road close to both Colliers Wood tube station and Tooting High Street. Comprising of a large lounge diner with plantation shutters, good sized master bedroom, fair sized second bedroom, fitted kitchen with Karndean flooring, stairs down to the lovely mature rear garden and modern bathroom also with Karndean flooring. This stunning property is being sold with a share of the freehold. Offered chain free, this is a must view property for anybody looking for a true turn key home in the SW19 area.



**COLLEGE ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.03 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Period Maisonette
- Two Double Bedrooms
- Beautifully Presented
- Share Of Freehold
- Private Garden
- Close To Tube Station
- Chain Free
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 29 September 2003



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

