

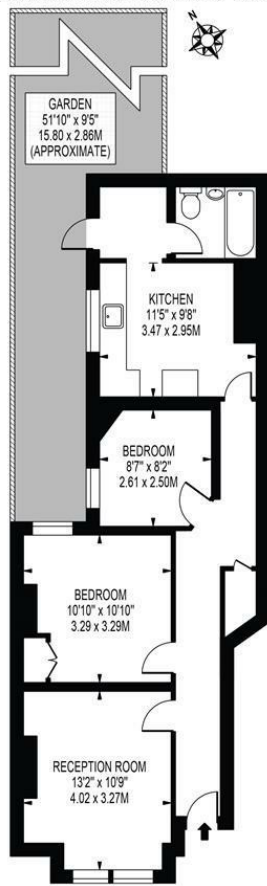
**University Road  
Colliers Wood, SW19 2BX**

**£385,000 Leasehold**



**A two bedroom ground floor period maisonette in need of complete refurbishment, located close to Colliers Wood High Street and Tube Station, private garden and no onward chain. This property also benefits from a long lease and would be suited to people looking for a property they can add value to.**

**UNIVERSITY ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 634 SQ FT - 58.92 SQ M



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 Bedrooms
- Ground Floor
- Private Garden
- Updating Required
- Good Length Lease
- EPC Rating : TBC
- Merton Council Tax Band : C
- Lease : 189 Years From 24 June 1974
- Ground Rents (Per Annum) : Peppercorn - Service Charges (Per Annum) : As Incurred - Buildings Insurance (2026) : £422.39



| 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>                            |         |                         |
| (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 |         |                         |
| <b>England &amp; Wales</b>                  |         |                         |
|                                             |         | 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**

