

## **Sheldrick Close Colliers Wood, SW19 2UQ**

**£265,000 Leasehold**

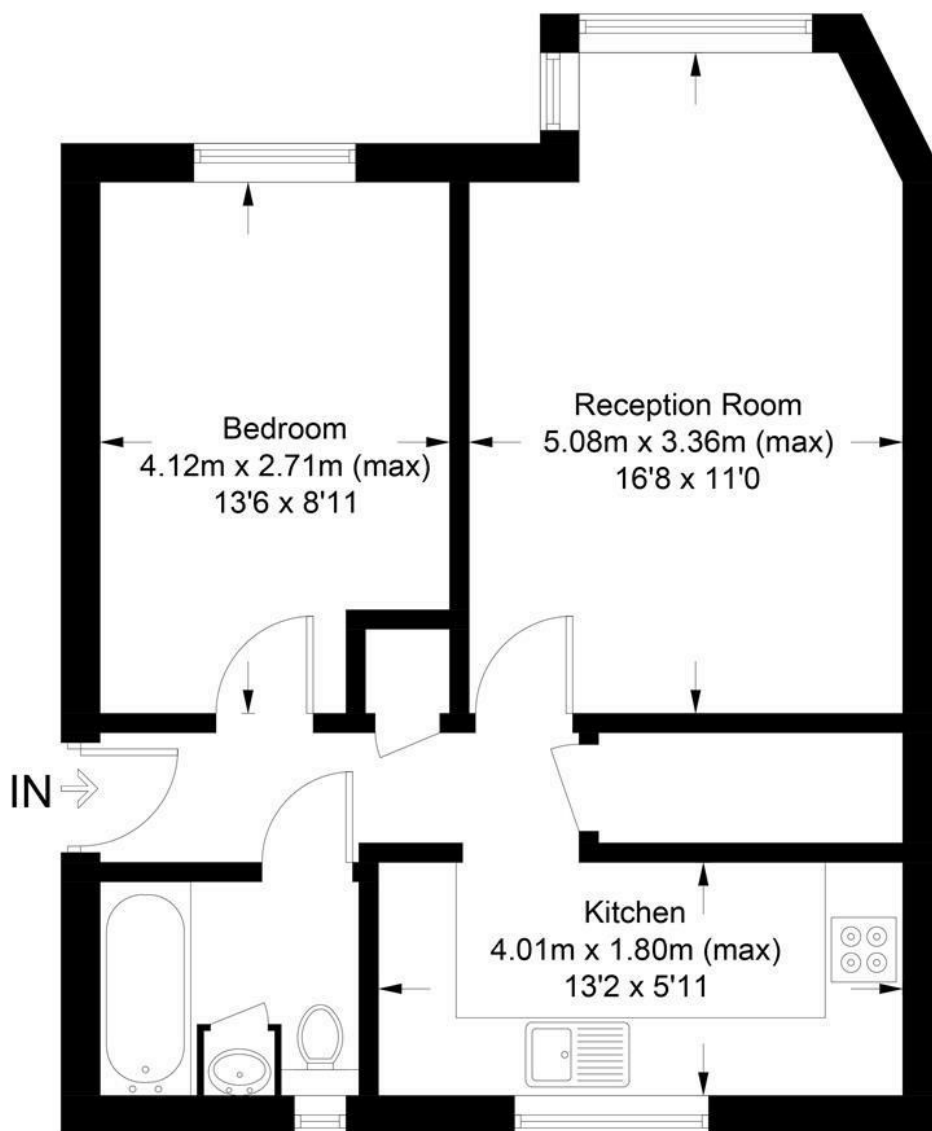


**A large, well presented one double bedroom ground floor apartment situated in a quiet development, a short walk from Colliers Wood Underground Station and local amenities. The property comprises of a large living room fitted kitchen double bedroom and modern bathroom. There is plenty of internal storage and this property would be ideal for a first time buyer looking to move to the SW19 area!**

**Lease - 125 Years From 25 December 1985. Ground Rent (Per Annum) : Peppercorn. Service Charges (Per Annum) : £837.37 (Reviewed Annually)**

## Sheldrick Close, SW19

Approximate Gross Internal Area = 46.1 sq m / 496 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
- Ideal First Time Purchase
- Good For Investors
- Nearby Transport Links
- No Onward Chain
- Ground Floor Flat
- EPC Rating : C
- Merton Council Tax Band : B



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(55-68) D			
(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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