

North Road
Colliers Wood, SW19 1TR

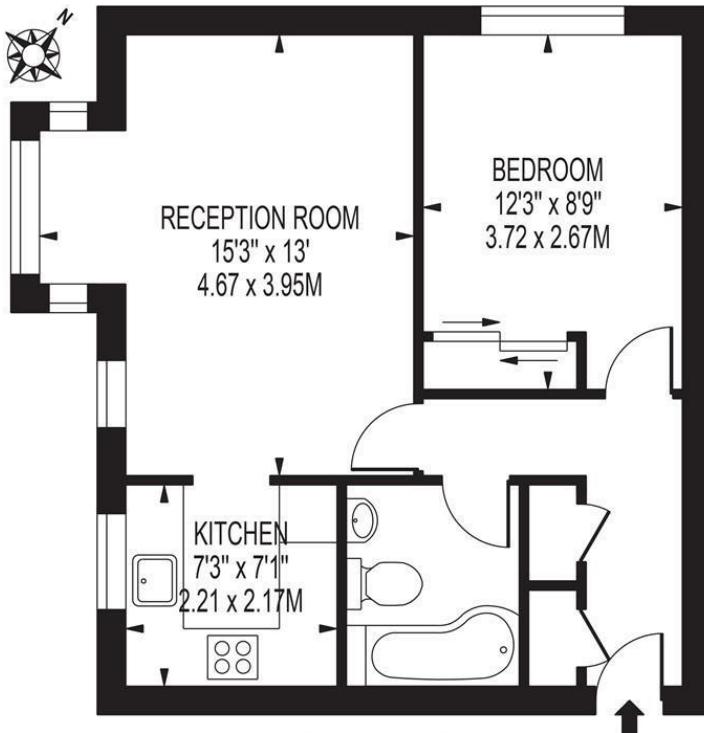
£315,000 Leasehold



A stunning, recently refurbished one double bedroom purpose built apartment close to fantastic amenities including Colliers Wood Station and Tooting High Street. The property comprises a large double bedroom with built in wardrobes, fitted bathroom, spacious and bright living room leading to a beautiful modern kitchen. Further benefits include a long lease, allocated parking and as the property is located on the top floor has the added benefit of ample loft storage.

NORTH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 440 SQ FT - 40.88 SQ M



SECOND FLOOR

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.

- One Double Bedroom
- Long Lease
- Allocated Parking
- Ample Storage
- Ideal For First Time Buyer
- Good Local Amenities
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 1980
- Service Charges (Per Annum) : £1355. Ground Rents (Per Annum) : Peppercorn

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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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C	64	
(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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of successful Sales and
Lettings in Merton

