Ellisons

Colliers Wood
Sales & Lettings
127 High Street
Colliers Wood SW19 2HR
T 020 8544 0518
E collierswood@ellisons.uk.com
www.ellisons.uk.com

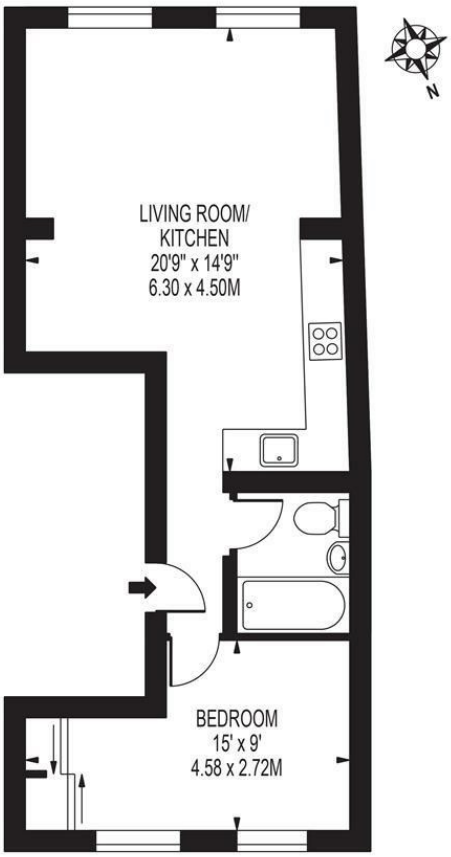
Abbey Parade
Colliers Wood, SW19 1DG

£300,000 Leasehold

A beautifully presented, spacious first floor flat located in the South Wimbledon area close to both Tube Station and fantastic amenities. This lovely property comprises of a nice sized bedroom with built in wardrobe, bright and airy open plan fitted kitchen/lounge/diner and a modern bathroom. Offered with no onward chain and is ideally located for easy access to the Northern Line and would be a great property for the first time buyer looking to get into the SW19 area. On street parking is available via a permit from Merton Council.

ABBEY PARADE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **446 SQ FT - 41.41 SQ M**

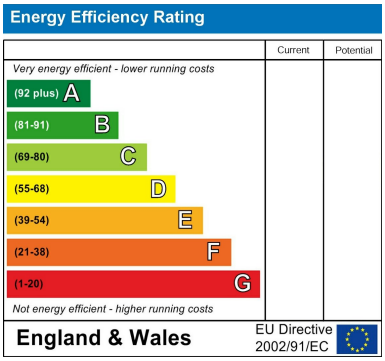


FIRST FLOOR

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.

- No Onward Chain
- Spacious One Bedroom Flat
- Close To Tube Station
- Beautifully Presented
- Ideal First Time Purchase
- Long Lease
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years From 03 July 2019
- Ground Rents (Per Annum) : £100. Service Charges : As and When (20% Split)



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518

arla | propertymark PROTECTED

naea | propertymark PROTECTED

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

30 YEARS 1989–2019