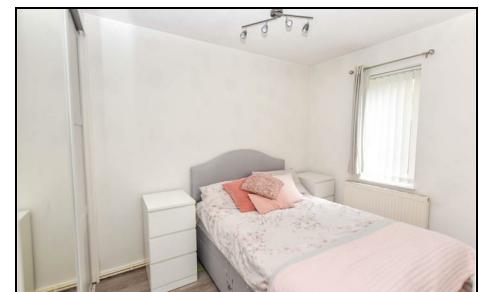


## Brangwyn Crescent Colliers Wood, SW19 2UF

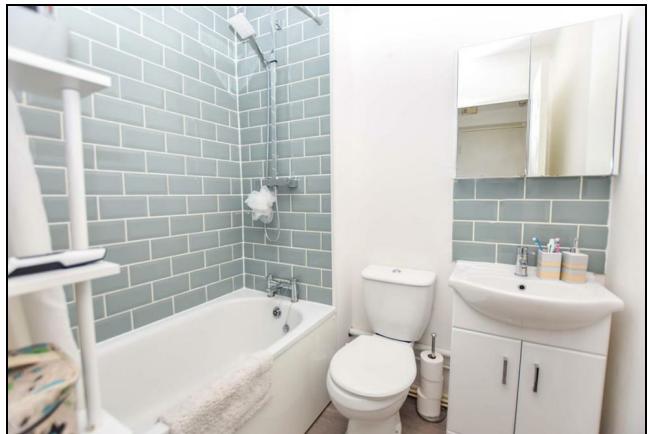
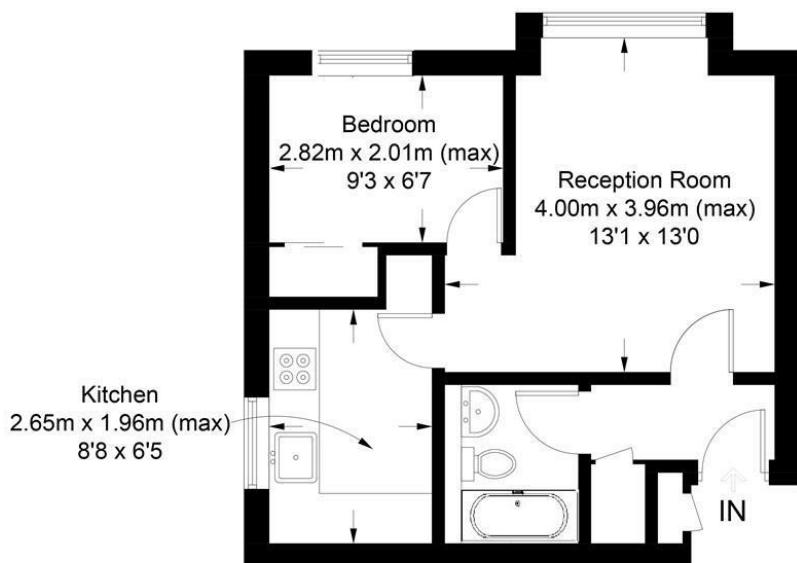
Offers In Excess Of £245,000 Leasehold



A beautifully presented one bedroom ground floor flat, located on a quiet cul-de-sac close to the Tube Station and vast amenities Colliers Wood has to offer. This lovely bright and airy flat comprises of a modern kitchen, contemporary bathroom and further benefits of no onward chain and off street parking. A real turn key property ideal for the first time buyer looking for an SW19 postcode.

## Brangwyn Crescent, SW19

Approximate Gross Internal Area = 33.8 sq m / 364 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 Bedroom Flat
- Beautifully Presented
- No Onward Chain
- Allocated Parking
- Close To Tube Station
- EPC Rating : C
- Merton Tax Band : B
- Lease Remaining : 150 Years
- Ground Rent (Per Annum): Peppercorn
- Service Charges (Per Annum): £500



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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