

High Street Colliers Wood Colliers Wood, SW19 2BH

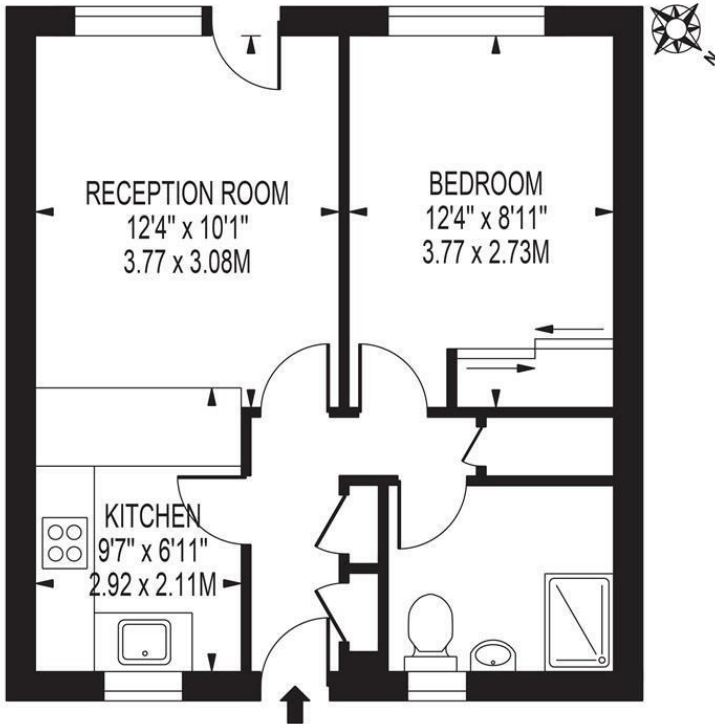
£265,000 Leasehold



A cosy one double bedroom ground floor flat with allocated parking and no onward chain. This property would be ideally suited to the first time buyer, located a short walk from Colliers Wood Tube Station (Northern Line) next to the National Trust Wandle Park and amenities at Colliers Wood, including the large Sainsburys / Marks and Spencer supermarket. The property comprises of a good sized open plan living area, fitted kitchen, double bedroom and fitted bathroom and an extended lease upon completion.

MILLERS MEAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 413 SQ FT - 38.35 SQ M



GROUND 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 Bedroom Apartment
- No Onward Chain
- Long Lease
- Allocated Parking
- Great Location
- Close To Tube Station
- EPC Rating : E
- Merton Council Tax Band : B
- Lease Length : 146 Years (Subject To Lease Extension)
- Ground Rents (Per Annum) £405. Service Charges (Per Annum) £1,590

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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

