

Kipling Drive Colliers Wood, SW19 1TJ

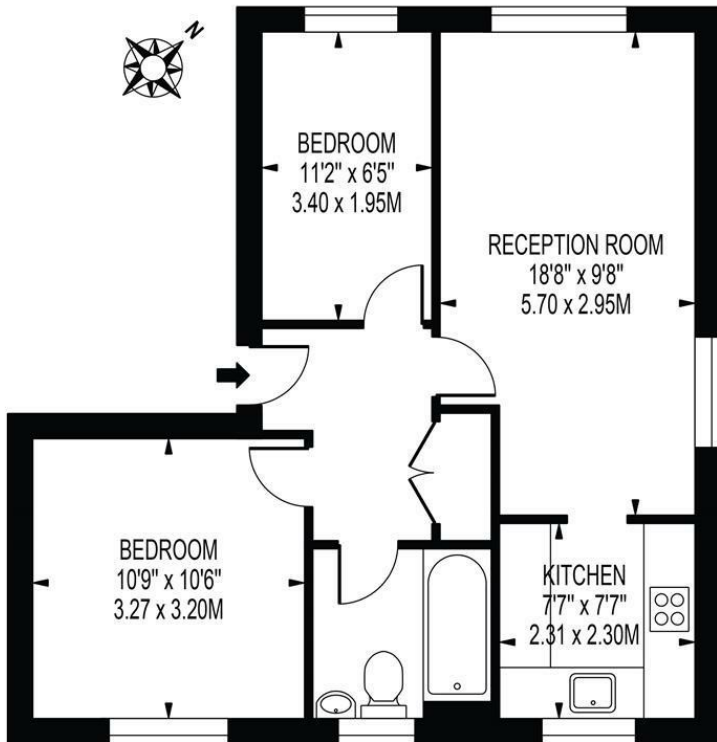
£400,000 Leasehold



A stunning, refurbished two double bedroom purpose built flat which has been modernised with care throughout by the current owners. It is located close to Colliers Wood tube station and walking distance to Wimbledon and Tooting High Street. The flat comprises of a spacious reception room with solid flooring and a modern fitted kitchen. The property also benefits from a recently fitted bathroom suite and two generous double bedrooms, the master has plenty of room for a large wardrobe. This is a beautifully presented and much loved home that would be absolutely perfect for the first time buyer looking to get onto the SW19 property ladder.

KIPLING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.22 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.

- Two Double Bedrooms
- Beautifully Presented
- Long Lease
- Allocated Parking
- No Chain
- Close To Tube Station
- EPC Rating : E
- Merton Council Tax Band : C
- Lease : 999 Years From 01 January 1980
- Service Charges (2025) : £1,443. No Ground Rents



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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