

**41 Briscoe Road  
Colliers Wood, SW19 2AH**

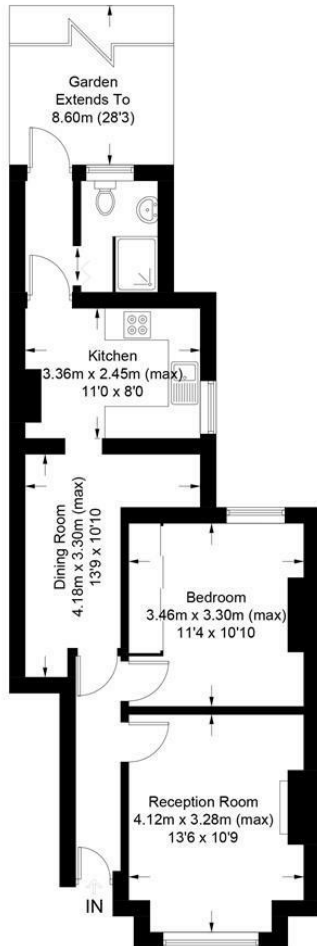
**£395,000 Leasehold - Share of Freehold**



**A one double bedroom Period ground floor maisonette located in the heart of Colliers Wood, moments from Colliers Wood Tube Station and Tooting High Street. Private west facing garden, good sized lounge, fitted kitchen, dining area, long lease with share of the freehold and no onward chain. Perfect for first time buyers looking in the SW19 area that want to be close to Tube Station, Bars, Restaurants and Gyms.**

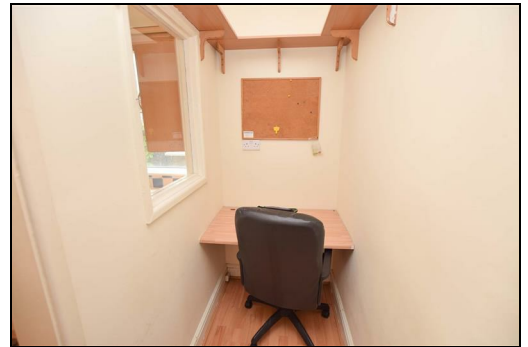
## Briscoe Road, SW19

Approximate Gross Internal Area = 53.7 sq m / 578 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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- Share of Freehold
- No Onward Chain
- Period Maisonette
- One Double Bedroom
- Private Garden
- Sought After Location
- Close To Tube Station
- Ideal First Time Purchase



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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