

**Courtney Road
Colliers Wood, SW19 2EE**

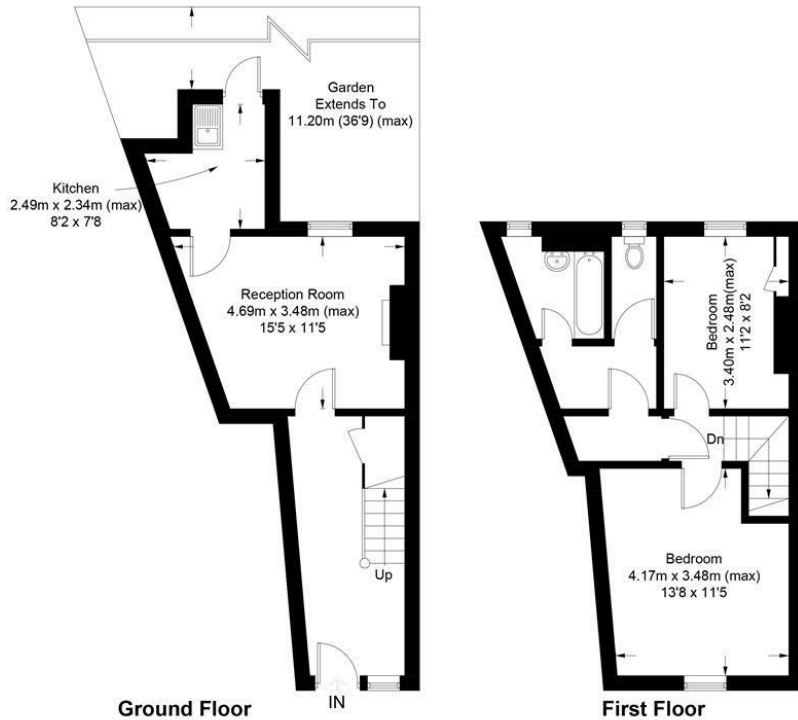
£425,000 Leasehold



A two double bedroom split level maisonette with private garden in need of complete modernisation, located on a highly sought after road close to both Colliers Wood Tube Station and an award winning park. Ideal for those with an appetite to make a property their own and add value.

Courtney Road, SW19

Approximate Gross Internal Area = 68.8 sq m / 740 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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- No Chain
- Two Bedrooms
- Split Level
- Private Garden
- Sought After Location
- Requiring Modernisation
- EPC Rating : TBC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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