

## Liberty Avenue Colliers Wood, SW19 2QR

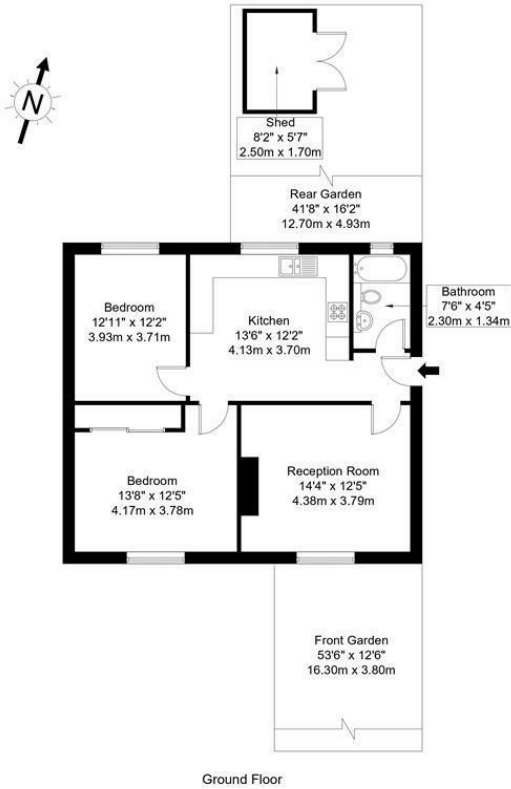
**£460,000 Leasehold**



**A well presented ground floor two double bedroom maisonette with private rear garden and off street parking to the front, located within a moments walk to Colliers Wood Tube Station and great local amenities. This property is sold with a long lease (166 Years Remaining) and would be ideal for the first time buyer looking to move into the SW19 area.**

# Liberty Avenue, SW19 2QR

Approx Gross Internal Area = 66.09 sq m / 711 sq ft  
 Shed = 4.25 sq m / 46 sq ft  
 Total = 70.34 sq m / 757 sq ft



Ground Floor

Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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- Ground Floor Maisonette
- Two Double Bedrooms
- Well Presented
- Off Street Parking
- Private Garden
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 239 Years From 25th March 1952
- Service Charges (Per Annum) : £263.48 (2025). No Ground Rents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(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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