

## Boundary Road Colliers Wood, SW19 2AN

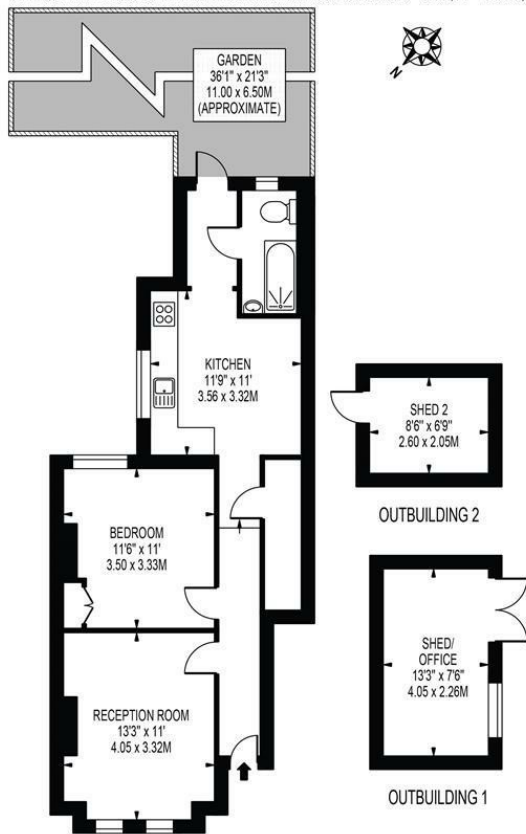
**£450,000 Leasehold - Share of Freehold**



**A beautiful one double bedroom ground floor maisonette with a larger than average private, south facing rear garden. The property comprises of a bright living room with plantation shutters, double bedroom with fitted wardrobes, spacious kitchen/diner and modern bathroom. There is plenty of space in the rear garden with a home office and further storage shed. The property is located on a highly sought after road close to both Colliers Wood and Tooting Broadway Tube Stations, and would be ideal for first time buyers looking in the SW19 area.**



**BOUNDARY ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.19 SQ M  
 (EXCLUDING OUTBUILDING 1 & OUTBUILDING 2)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 1: 98 SQ FT - 9.15 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING 2: 57 SQ FT - 5.33 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 Double Bedroom
- Period Maisonette
- Modern Kitchen and Bathroom
- Large South Facing Private Garden
- Long Lease
- EPC Rating : D
- Merton Council Tax Band : B
- Lease : 150 Years From 01 January 1994
- Ground Rents (Per Annum) : £200
- No Service Charges (Buildings Insurance Only)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	68	77
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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