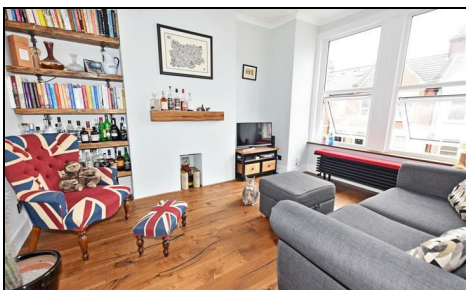


## Boundary Road Colliers Wood, SW19 2AN

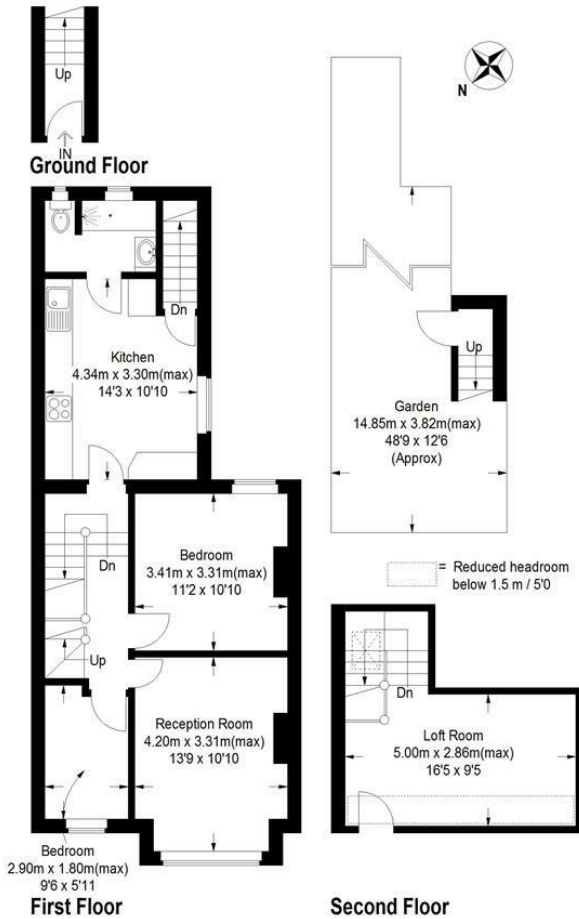
£499,950 Leasehold



**A superb 2/3 bedroom split level period maisonette in the heart of Colliers Wood moments from the high street and tube station. Private garden, beautiful contemporary kitchen/breakfast room, long lease. Perfect for first time buyers looking to get onto the SW19 property market**

## Boundary Road, SW19

Approximate Gross Internal Area (Including Loft Room)  
80.9 sq m / 871 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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- Split Level Period Maisonette
- Two/Three Bedrooms
- Kitchen/Breakfast Room
- Private Garden
- Moments From Transport
- EPC Rating C



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>		79	80
(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>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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