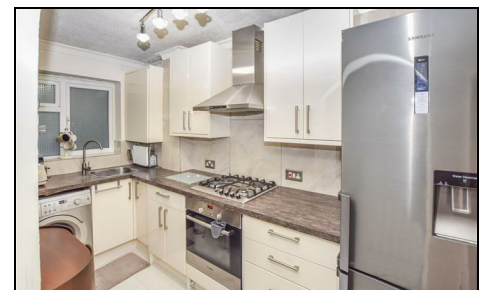
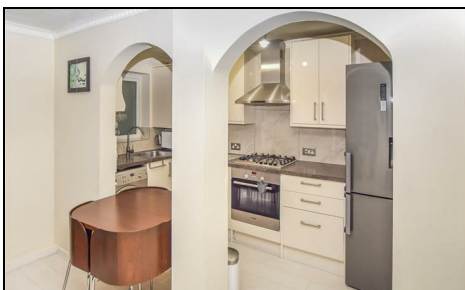


## Hogarth Crescent Colliers Wood, SW19 2DN

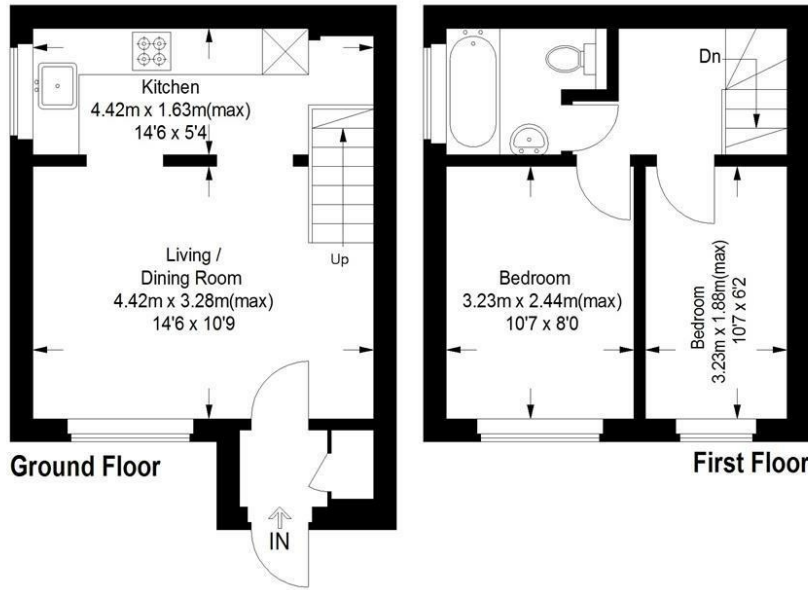
**£375,000 Freehold**



**A well presented Two Bedroom End of Terrace Freehold House located close to both Colliers Wood Tube Station and Amenities ideal for the first time buyer. Comprising of a modern fitted kitchen, spacious lounge, west facing garden, two bedrooms and a modern bathroom. This property further benefits from no onward chain and off street parking.**

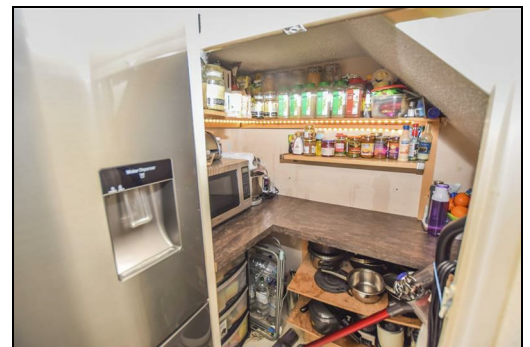
## Hogarth Crescent, SW19

Approximate Gross Internal Area  
 Ground Floor = 24 sq m / 258 sq ft  
 First Floor = 22.1 sq m / 238 sq ft  
 Total = 46.1 sq m / 496 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 of 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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- Freehold House
- Two Bedrooms
- Ideal First Time Purchase
- Off Street Parking
- Well Presented
- Close To Transport



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>		<b>91</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>71</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <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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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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