

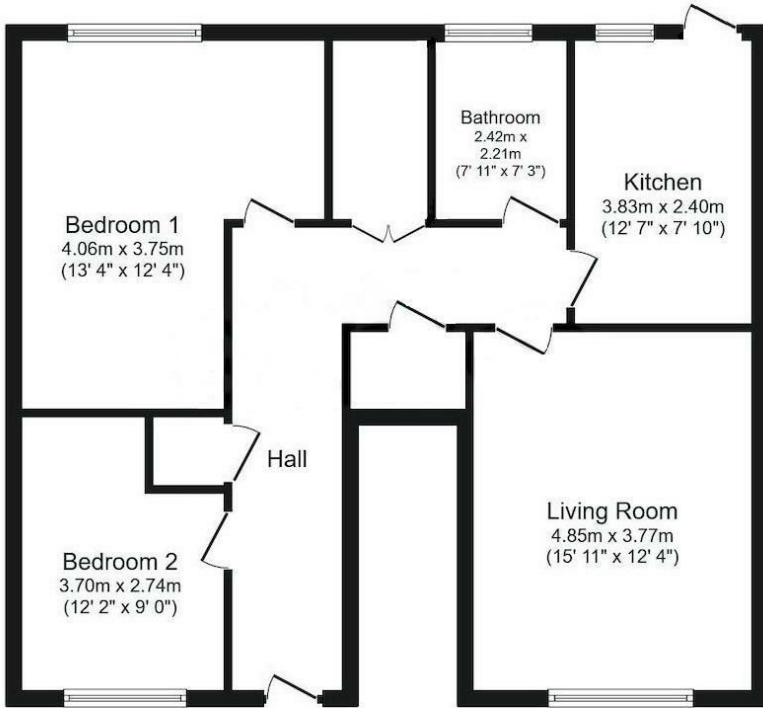
## Cavendish Road Colliers Wood, SW19 2EZ

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



**A modern and spacious, two double bedroom purpose built flat, located on a sought after road close to Tube Station with large communal gardens. This property has a new modern kitchen with direct access to the gardens, spacious living room, two double bedrooms with a large modern family bathroom, large private bike store and a garage. This property is a share of freehold and is close to many local amenities and transport links making it an ideal first time home!**

**Lease : 999 Years from 24 April 1970. Ground Rent and Service Charges (Per Annum) : £1,800 approx.**



TOTAL APPROX. FLOOR AREA 769 SQ.FT. (71.4 SQ.M.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Two Double Bedrooms
- Garage
- Share Of Freehold
- No Onward Chain
- Beautifully Presented
- Fantastic Location
- Communal Gardens
- EPC Rating : TBC
- Merton Council Tax Band : C
- Lease : 999 Years from 24 April 1970

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	

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Celebrating 30 years of successful Sales and Lettings in Merton

