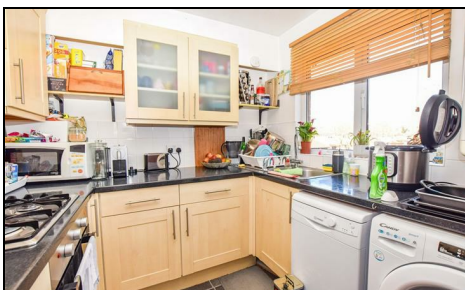


## Stubbs Way Colliers Wood, SW19 2UW

**£375,000 Leasehold - Share of Freehold**



**A well presented two double bedroom split level maisonette located on a quiet residential road within walking distance to Colliers Wood Centre and the Northern Line Tube Station. Private entrance, long lease with Share of Freehold and private off street parking. Comprising of a spacious reception with door leading to a balcony, modern fitted kitchen with plenty of storage, two good sized double bedrooms, loft storage. This property is offered with no onward chain making it perfect for first time buyers.**

Total area: approx. 69.0 sq. metres (742.4 sq. feet)

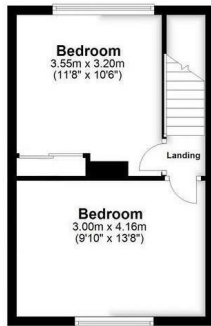
**Ground Floor**  
Approx. 3.6 sq. metres (38.9 sq. feet)



**First Floor**  
Approx. 38.3 sq. metres (411.9 sq. feet)



**First Floor**  
Approx. 27.1 sq. metres (291.6 sq. feet)



- Split Level Maisonette
- Two Double Bedrooms
- Share Of Freehold
- Off Street Parking
- Close To Tube Station
- Ideal First Time Purchase
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : 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>	70	73
(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	

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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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