

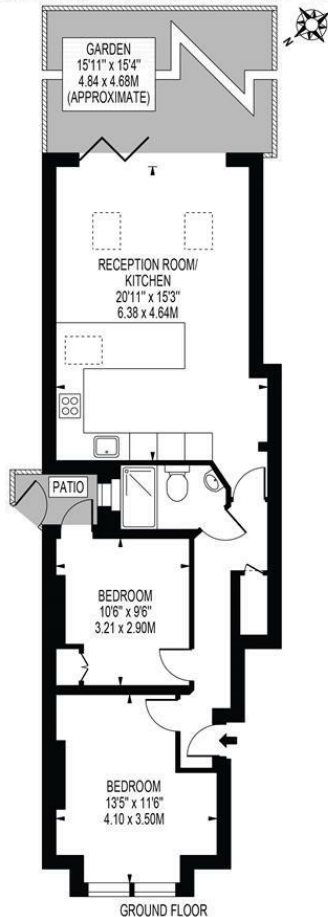
Park Road Colliers Wood, SW19 2HT

£525,000 Leasehold



A simply stunning two double bedroom Victorian conversion flat with a south facing rear garden located close to Colliers Wood tube station. This fantastic property has an open plan living space with modern kitchen, wood worktops, wooden flooring and plenty of natural light, bi-folding doors that lead onto an immaculate private rear garden. This would be an ideal purchase for the first time buyer as its located in premium area close to local bars, restaurants and Tube Station.

PARK ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 662 SQ FT - 61.52 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.

- Period Conversion
- Private South Facing Garden
- Sought After
- Desirable Location
- Close To Tube Station
- Ideal First Time Purchase
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 189 Years From 25th March 1993
- Ground Rents (Per Annum): £40, No Service Charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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of successful Sales and
Lettings in Merton

