

Marlborough Close Colliers Wood, SW19 2HQ

£375,000 Leasehold



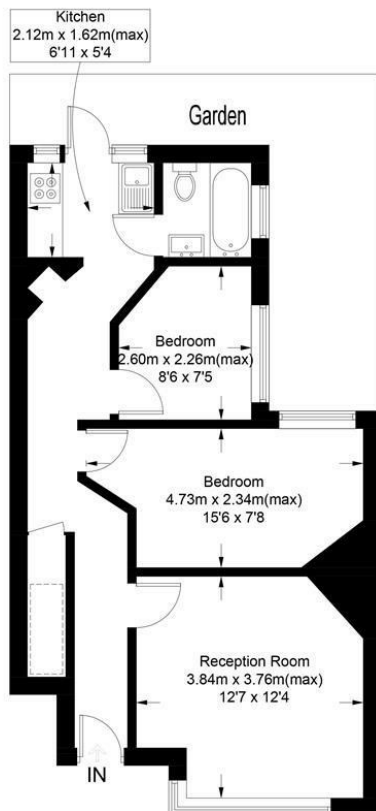
A two double bedroom ground floor maisonette located on a quiet cul de sac close both Tube Station and Tooting High Street nearby. Comprising of two double bedrooms, family bathroom, kitchen, living room with direct access to the rear garden. This property is would ideally be suited to the first time buyer that doesn't mind doing some work to make a lovely property. The lease will be extended upon completion making this very desirable and viewings are highly recommended.

(This property could be bought for £325,000 but this will be subject to the buyer applying for the lease extension themselves)

Marlborough Close, SW19

Approximate Gross Internal Area
49.7 sq m / 535 sq ft

 = Reduced headroom below 1.5m / 5'0"



This floor plan is for representation purposes only and is not drawn to scale.
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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(ID336006)

- Ground Floor Maisonette
- Two Double Bedrooms
- Quiet Cul De Sac Location
- Close To Tube Station
- Garden
- Lease To be Extended Upon Completion
- EPC Rating : D
- Merton Council Tax Band : C
- Current Lease : 99 Years From 25 March 1983
- Ground Rents (Per Annum) : £150



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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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