

## Cavendish Road Colliers Wood, SW19 2FL

**£460,000 Leasehold**



A beautifully presented two double bedroom, two bathroom first floor apartment located in a highly sought after area close to both Tube Station and amenities. This lovely property has a spacious and bright open plan living/kitchen/dining area with fully integrated appliances and direct access to the private balcony. Accompanied by two double bedrooms and two modern bathrooms, one being en-suite and the added benefit of no onward chain. Properties in this location are rare to the market and we urge you to book viewings early to avoid disappointment.

Lease Remaining: 122 Years. Ground Rent (Per Month): £41.67. Service Charges (Per Month): £269.11.

## Cavendish Road, SW19

Approximate Gross Internal Area = 67.3 sq m / 724.4 sq ft

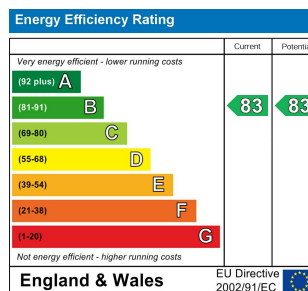


### First Floor

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 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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- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain
- Private Balcony
- Transport Links Nearby
- EPC Rating : B
- Merton Council Tax Band D
- Lease Remaining (Years): 122
- Ground Rent (Per Month): £41.67
- Service Charges (Per Month): £269.11.



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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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