

**Briscoe Road
Colliers Wood, SW19 2AQ**

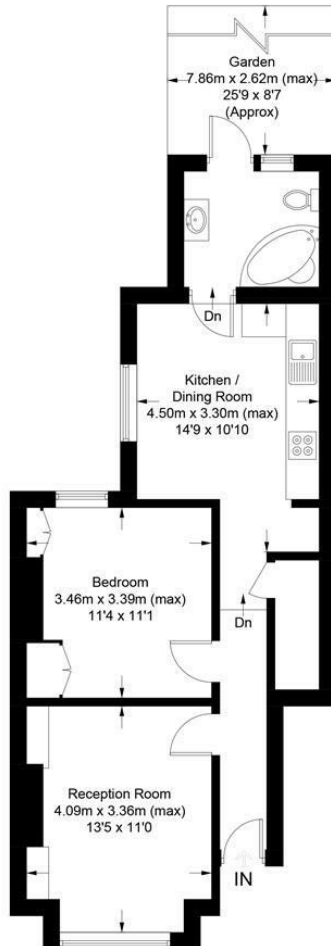
£425,000 Leasehold



A one double bedroom Victorian maisonette with private rear garden located on a highly sought after road close to both Colliers Wood and Tooting Broadway Tube Stations. Spacious reception with wood flooring and alcove storage. Good sized master bedroom with built in wardrobes. Modern bathroom, open plan fully fitted kitchen/dining room with direct access to the low maintenance rear garden. Properties of this quality are rarely available and urge you to book viewings early to avoid disappointment.

Briscoe Road, SW19

Approximate Gross Internal Area = 52.8 sq m / 568 sq ft



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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- Period Maisonette
- One Double Bedroom
- Private Garden
- Kitchen/Diner
- Close To Tube Station
- Separate Reception



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(38-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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