

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

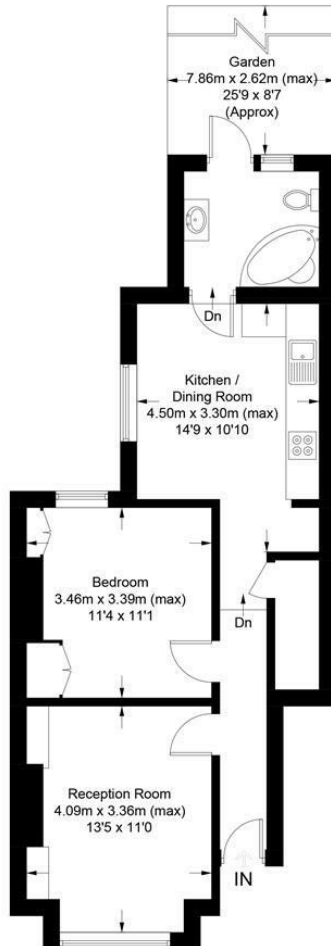
**£425,000 Leasehold - Share of Freehold**



**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. The property further benefits from having a share of the freehold. 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
- Share Of Freehold
- EPC Rating : C



| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (82 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (61-81) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (49-60) <b>C</b>  |                         |
| (55-68) <b>D</b>                            |                         | (35-48) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (21-34) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (11-20) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| 70  | 77                      |   |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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