

**Laburnum Road
Colliers Wood, SW19 1BH**

£450,000 Leasehold - Share of Freehold



A truly stunning and beautifully presented two double bedroom, split level Period flat with long lease and a share of the freehold. The property comprises of a newly fitted kitchen, separate W/C, spacious lounge/diner with feature fireplace and the first of the two bedrooms, the loft has been converted to create a stunning master bedroom with fitted wardrobes and a modern fitted bathroom. This gorgeous property is Situated on a popular very quiet residential road, moments from Colliers Wood High Street and Tube Station. A fantastic purchase for first time buyers looking to get onto the SW19 property market.

LABURNUM ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 700 SQ FT - 65.04 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 43 SQ FT - 4.00 SQ M

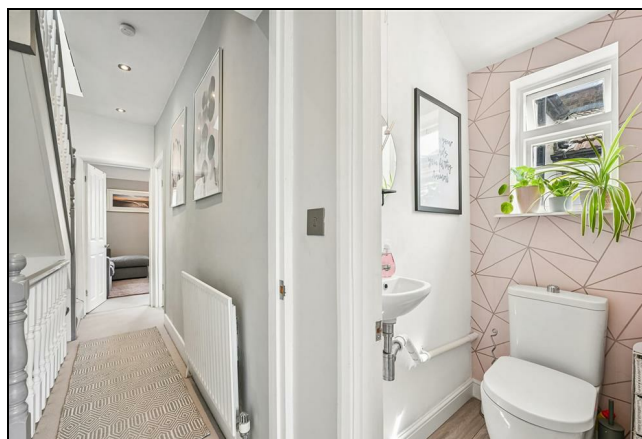


GROUND FLOOR ENTRANCE

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 Flat
- Two Double Bedrooms
- Share of Freehold
- Beautifully Presented
- Fantastic Location
- Close To Tube Station
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 99 Years From 05 December 2008
- Buildings Insurance : £300 Per Annum (2026)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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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