

## Warren Road Colliers Wood, SW19 2HX

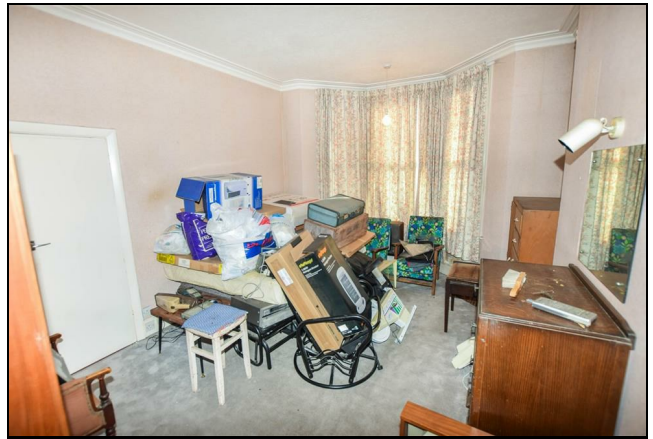
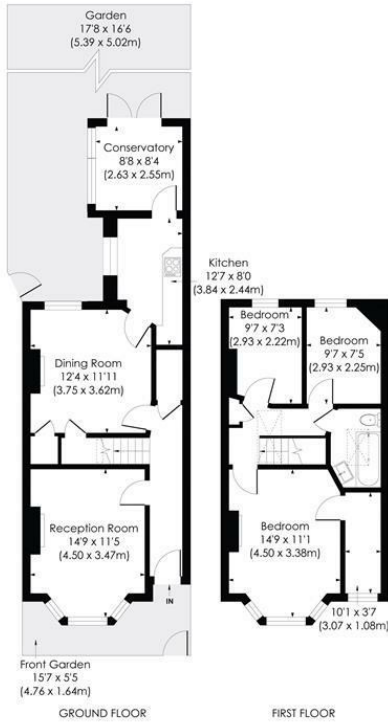
£725,000 Freehold



**A three bedroom, two reception end of terrace period family home located on a highly sought after road in the heart of Colliers Wood close to the Tube Station and Tooting High Street. Although the property would certainly benefit from being updated and extended (subject to planning permissions) it would be ideal for a family looking to move into the SW19 area that have a vision to create the perfect family home.**

**WARREN ROAD, SW19**

Approx. Gross Internal Floor Area  
**1036 Sq. ft./96.2 Sq. m**



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118  
 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Period Family Home
- Three Bedrooms
- End Of Terrace
- Modernisation Required
- No Onward Chain
- Potential To Extend
- EPC Rating : TBC
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

