

## Liberty Avenue Colliers Wood, SW19 2QR

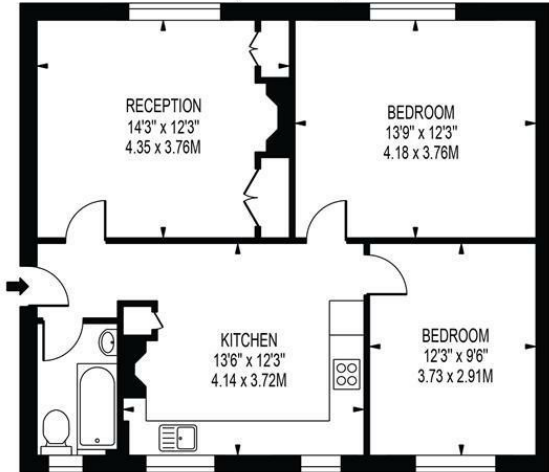
**£405,000 Leasehold**



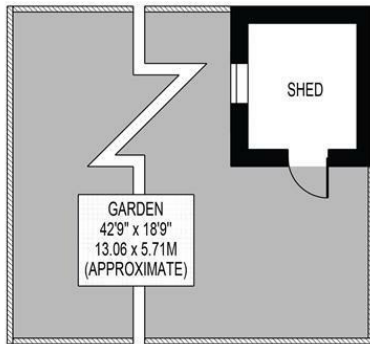
**A well presented, chain free first floor two double bedroom maisonette with off street parking for three to four cars and good sized private rear garden, located within a moments walk to Colliers Wood Tube Station and local amenities. Comprising of a spacious kitchen/diner, good sized living room with feature fireplace, modern family bathroom and two great sized double bedrooms. Properties of this size are rarely available with a lease this long and we urge you to book viewings early to avoid disappointment.**

## LIBERTY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 710 SQ FT - 65.97 SQ M  
(EXCLUDING SHED)



FIRST FLOOR



GROUND FLOOR

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.



- Two Double Bedrooms
- First Floor Maisonette
- Private Rear Garden
- Off Street Parking
- Close To Tube Station
- Chain Free
- EPC Rating : D
- Merton Council Tax Band : C
- Lease Length : 189 Years From 24th June 1999
- Ground Rents (Per Annum) : Peppercorn, Service Charges (Per Annum) : £800 (Approx - Includes Buildings Insurance)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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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