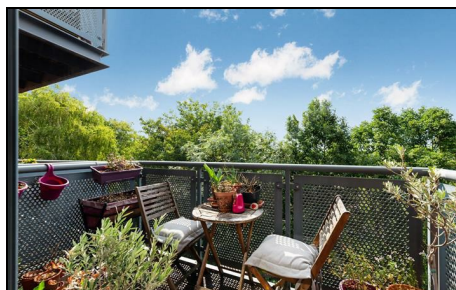


Chapter Way London, SW19 2RZ

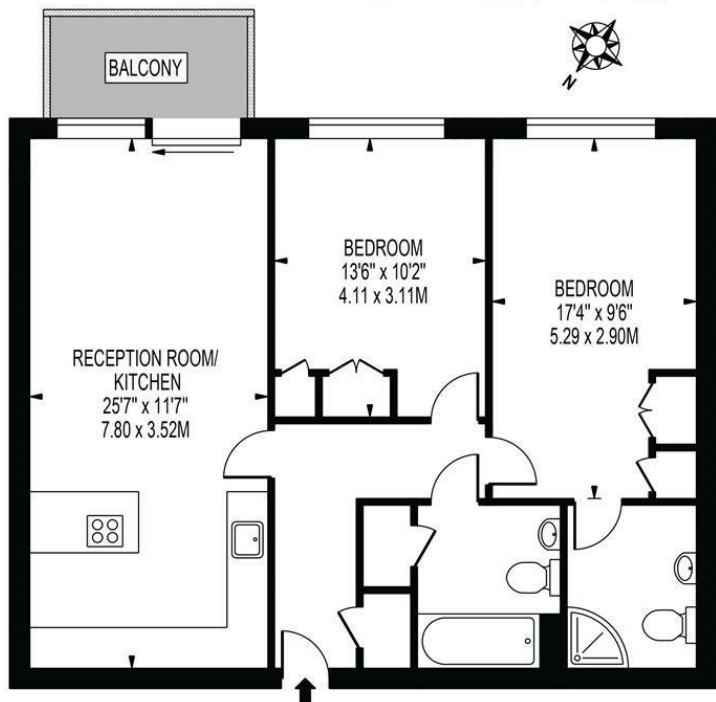
£450,000 Leasehold



A stunning and spacious two double bedroom, two bathroom purpose built apartment, with its own south facing private balcony and secure gated off street parking. Conveniently located within a short walk of Colliers Wood Northern Line Station, local supermarkets and amenities, the property features a spacious open plan kitchen / living room which leads on to the south facing balcony. Two large double bedrooms, the master bedroom benefits from having its own modern en-suite shower room, and a modern family bathroom. Viewings are highly recommended to fully appreciate this property.

PROSPECT HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 823 SQ FT - 76.44 SQ M



FOURTH 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.

- Beautiful Apartment
- Two Double Bedrooms
- Two Bathrooms
- Gated Parking
- Private Balcony
- Close To Tube & Amenities
- EPC Rating : D
- Merton Council Tax Band : D
- Lease : 125 Years From 01 January 2003
- Ground Rents (Per Annum) £250. Service Charges (Per Annum): £3144.80 (includes Buildings Insurance)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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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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

