

**13 Brangwyn Crescent
Colliers Wood, SW19 2UA**

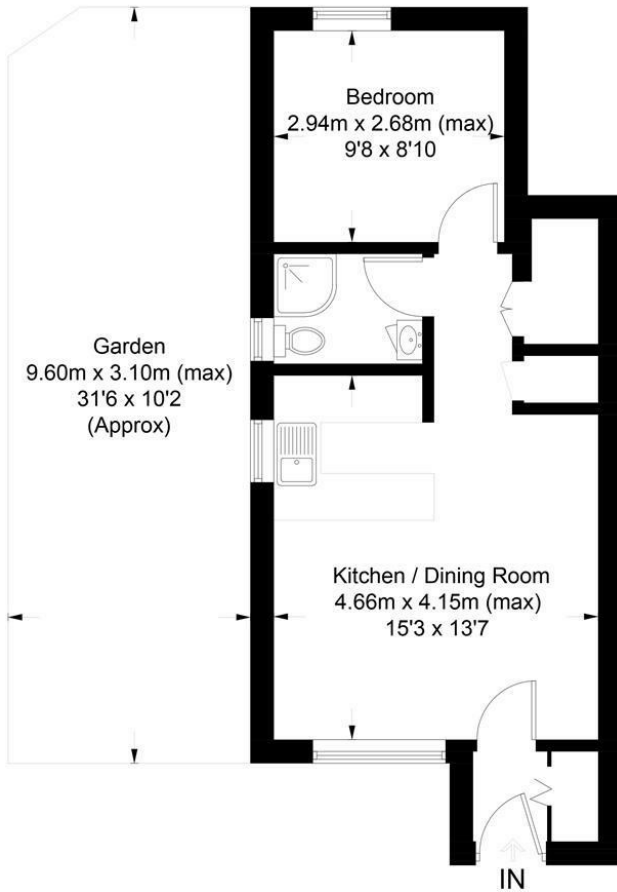
£299,950 Leasehold



A beautifully presented PURPOSE BUILT ONE BEDROOM MAISONETTE with its own private garden and parking space, being sold with NO ONWARD CHAIN. SHARE of FREEHOLD and located conveniently within walking distance to COLLIERS WOOD TUBE STATION and HIGH STREET, this property is a must see to appreciate the modern and contemporary feel throughout. A fantastic purchase for a first time buyer or rental investor.

Brangwyn Crescent, SW19

Approximate Gross Internal Area = 36.9 sq m / 397 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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- One Bedroom
- Private Garden
- Close To Transport Links
- Share of Freehold
- Parking
- EPC Rating : C
- No onward chain

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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