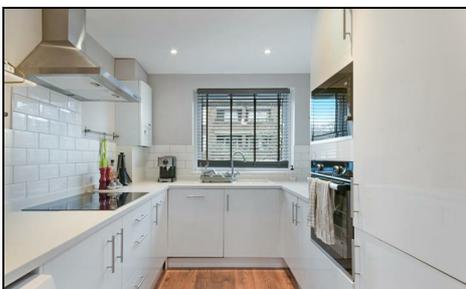


Singleton Close Colliers Wood, SW17 9JZ

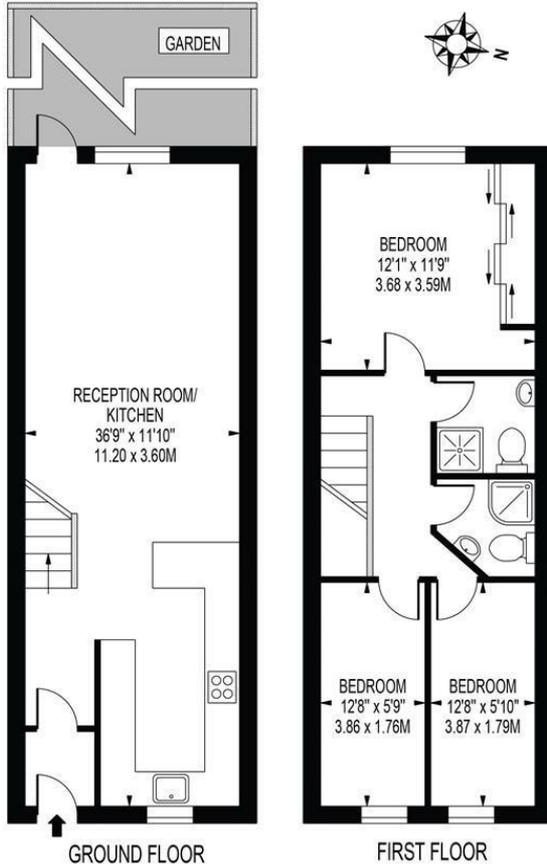
£500,000 Leasehold



A beautifully presented split level three bedroom two bathroom maisonette with private garden located in a quiet neighbourhood within close proximity of transport links and amenities. The property comprises of an open plan modern fully fitted kitchen/diner/lounge with direct access out onto the private garden with rear access. The first floor includes a large master bedroom with floor to ceiling wardrobes that overlooks the rear garden, two further bedrooms, two modern bathrooms and loft storage.

SINGLETON CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 892 SQ FT - 82.87 SQ M



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.

- Three Bedroom Maisonette
- Split Level
- Beautifully Presented
- Private Garden
- Open Plan Living
- Lease : 177 Years From 25 March 1987
- Service Charges (Per Annum) : £700. No Ground Rents
- EPC Rating : C
- 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	79	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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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

