

Brangwyn Crescent London, SW19 2UF

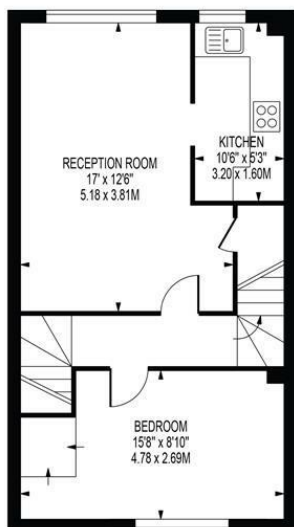
£385,000 Leasehold



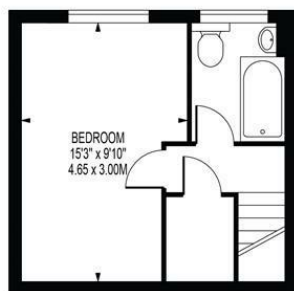
A beautifully presented first and second floor, split level two double bedroom modern maisonette, located within a popular development close to Colliers Wood and Merton Abbey Mills. The property can be found in fantastic decorative condition and benefits from a large reception/dining room, fitted kitchen with integrated appliances and solid wood work tops, bathroom and a private front garden. Other features include off-street parking, long lease, no onward chain and lots of storage space throughout.

**BRANGWYN CRESCENT,
COLLIERS WOOD**

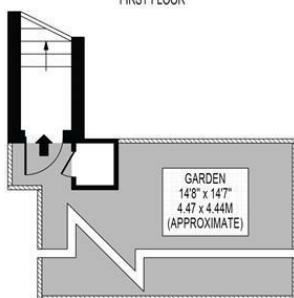
APPROXIMATE GROSS INTERNAL FLOOR AREA: 706 SQ FT - 65.59 SQ M



FIRST FLOOR



SECOND FLOOR

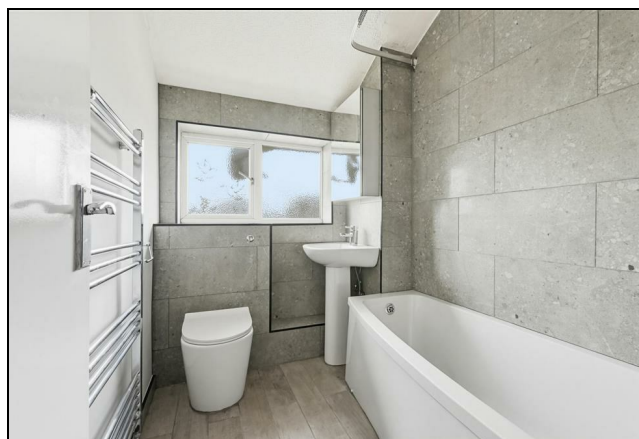


GROUND FLOOR ENTRANCE

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.

- Split Level Maisonette
- Two Double Bedrooms
- Long Lease
- Private Garden
- No Onward Chain
- Off Street Parking
- EPC Rating ; C
- Merton Council Tax Band : C
- Lease : 166 Years From 03 November 2006
- No Ground Rents or Service Charges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	76
(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.

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of successful Sales and
Lettings in Merton**

