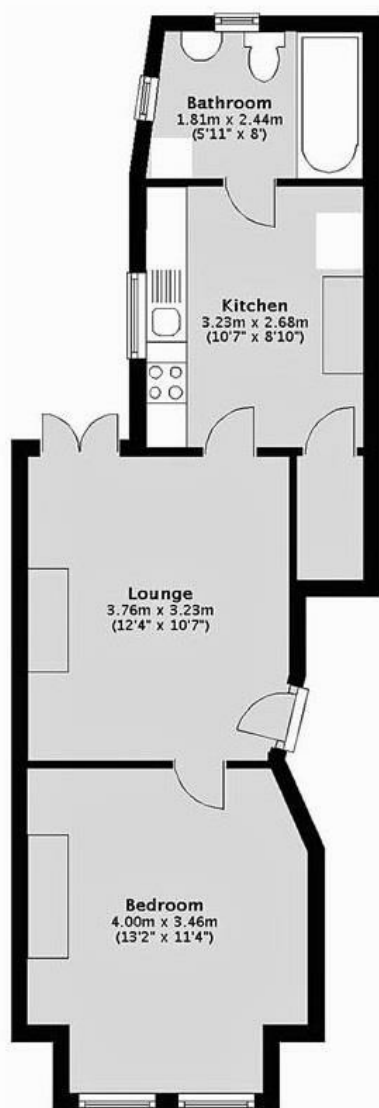


**Devonshire Road
Colliers Wood, SW19 2EJ**

Offers In Excess Of £315,000 Leasehold



A very well presented one double bedroom ground floor garden flat, and benefits from a new lease upon completion. The property is located close to Colliers Wood Underground Station (Northern Line) and Tooting mainline station along with amenities on Merton High Street. Comprising a spacious reception room, with double doors leading on to a private south facing rear garden, a double bedroom, and modern fitted kitchen and bathroom. This would be ideal for a first time buyer and there is no onward chain!



- One Bedroom
- Ground Floor Flat
- Private Garden
- Period Conversion
- Close To Transport Links
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 99 Years from 29 September 1981
- Ground Rents (Per Annum) : £20 / Service Charges (Per Annum) : TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(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

