

Boundary Road Colliers Wood, SW19 2AW

£450,000 Leasehold



A simply stunning one bedroom Victorian maisonette with private rear garden located on a highly sought after road close to both Colliers Wood and Tooting Broadway Tube Stations. Spacious reception with wood burner and wood flooring. Good sized master bedroom with feature fireplace. Modern bathroom, and a gorgeous open plan fully fitted kitchen / dining room with wooden work tops and direct access to rear garden. Properties of this quality are rarely available and urge you to book viewings early to avoid disappointment.

BOUNDARY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 569 SQ.FT - 52.8SQ.M



GROUND 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.



- Period Maisonette
- Highly Sought After Location
- One Double Bedroom
- Beautifully Presented
- Private Garden
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : B
- Lease Length : 125 Years From 15 January 2021
- Ground Rents (Per Annum): £100 Approx, Service Charges (Per Annum): £260 Approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	76
England & Wales		EU Directive 2002/91/EC	

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