

**40 Park Road
Colliers Wood, SW19 2HT**


£500,000 Leasehold

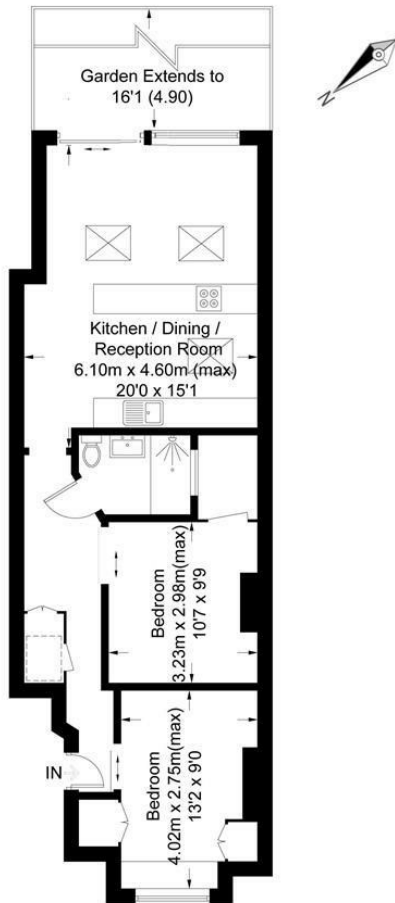


Two double bedroom Victorian Garden flat with the wow factor. Located close to Colliers Wood tube station. Exceptional open plan living space with modern kitchen, stone worktops, brushed oak flooring and plenty of natural light. Bi-fold doors onto an immaculate private rear garden. Good storage throughout. Ideal first time purchase flat in a premium location close to local bars and restaurants and excellent transport links.

Park Road

Approximate Gross Internal Area = 64.1 sq m / 690 sq ft

 = Reduced headroom below 1.5m / 5'0"



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Long Lease
- Fantastic Design
- Period Property
- Spacious Throughout
- Close to Transport Links
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(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			
(55-68) D		61	76
(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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