

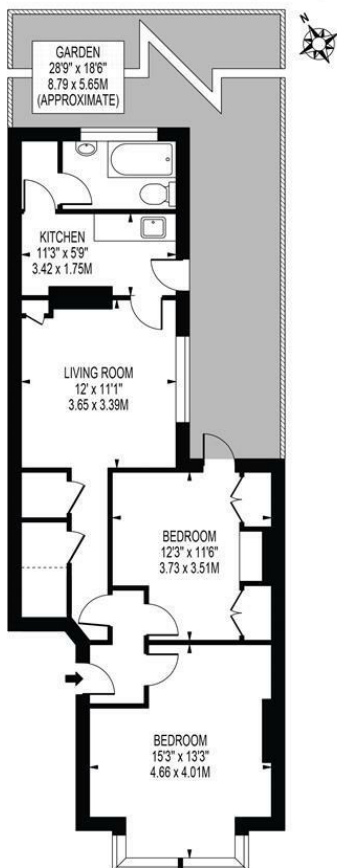
**Marlborough Road
Colliers Wood, SW19 2HF**

£475,000 Leasehold - Share of Freehold



A two double bedroom period ground floor conversion flat located with long lease, share of freehold and no onward chain, located in the heart of Colliers Wood moments from the High Street and Tube Station. Comprising of two double bedrooms, living room, bathroom and separate kitchen with direct access to the private garden that has the potential to be extended subject to the usual planning permissions. This fantastic property is perfect for first time buyers looking to get onto the SW19 property market.

MARLBOROUGH ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 670 SQ FT - 62.28 SQ 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 Conversion
- Two Bedrooms
- Potential To Extend
- Share of Freehold
- Private Garden
- Sought After Location
- EPC Rating : C
- Merton Council Tax Band : C



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