

Breakspear Gardens Colliers Wood, SW19 2FP

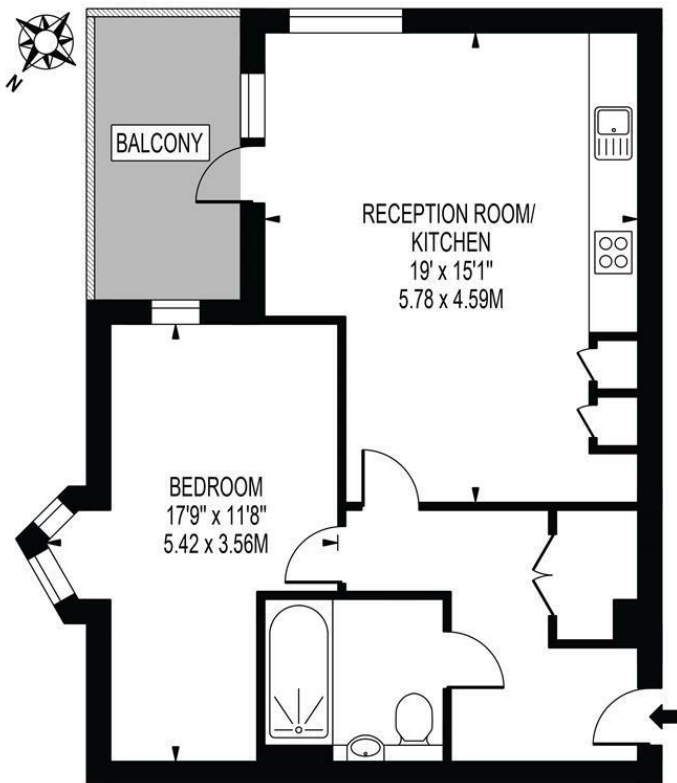
£350,000 Leasehold



A spacious and superbly presented one double bedroom apartment, finished to an excellent standard throughout situated on the ground floor of a stunning new development close to a wealth of amenities in Colliers Wood and moments from the Tube Station. This property boasts a large modern open-plan kitchen/dining/living room with access to a large Private Balcony, generous sized bedroom and the modern fitted bathroom. This fantastic property also benefits from allocated parking and would be best suited to first time buyers.

DISRAELI HOUSE, BREAKSPEAR GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 563 SQ FT - 52.32 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.



- One Bedroom Apartment
- Beautifully Presented and Fantastic Location
- Allocated Parking
- Close To Tube Station
- No Onward Chain
- Communal Gardens
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 125 Years From 01 July 2019
- Ground Rents (Per Annum) : £250. Service Charges (Per Annum) : £1,500

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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