

## Chaucer Way Colliers Wood, SW19 1UG

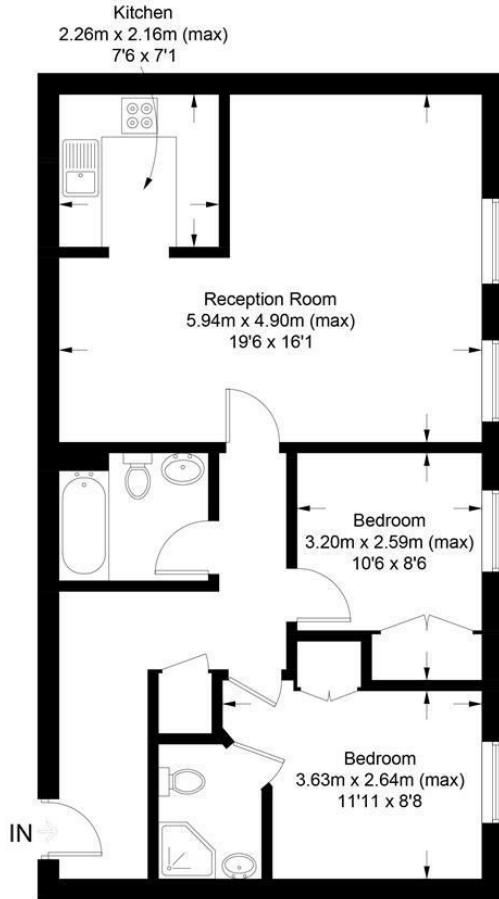
£430,000 Leasehold



A two bedroom, two bathroom top floor apartment located in a popular gated development within easy reach of Colliers Wood Tube Station and Haydons Road Railway Station, with views over Wandle Meadow Nature Reserve. The accommodation comprises of a master double bedroom with en-suite shower room and a second double bedroom, both with built-in wardrobes; a modern bathroom and a generously sized lounge/dining area with separate fully fitted kitchen. This desirable property further benefits from allocated parking and sole access to a large loft space, and its location on the development means that there is no apartment above and below the property. This is a stunning apartment and viewings are advised.

## Mountcombe House, SW19

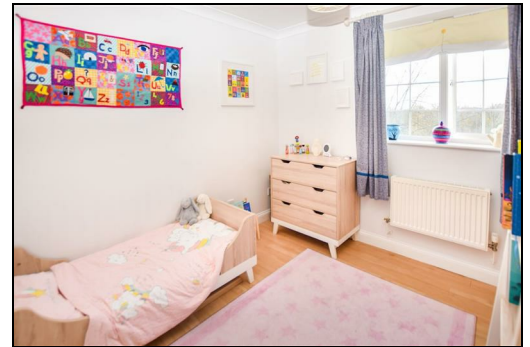
Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



### Second Floor

This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Two Bedrooms
- Two Bathrooms
- Gated Development
- Superbly Presented
- Close To Tube Station
- Ideal First Time Purchase



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	79	81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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