

## College Road Colliers Wood, SW19 2BS

**£385,000 Leasehold - Share of Freehold**



**A two bedroom ground floor period maisonette in need of complete refurbishment, located close to Colliers Wood High Street and Tube Station, private garden and no onward chain. This property also benefits from a share of the freehold and would be suited to cash buyers.**

Approximate Gross Internal Area = 60.9 sq m / 655 sq ft



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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- Project
- Period Maisonette
- Private Garden
- In Need of Total Modernisation
- Highly Sought After Location
- Share of Freehold
- EPC Rating : F
- Merton Council Tax Band : C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D			
(39-54) E		29	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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