

Briscoe Road Colliers Wood, SW19 2AH

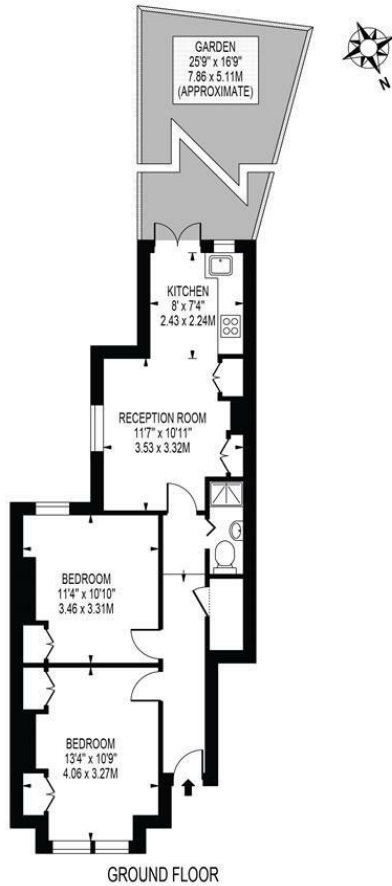
£495,000 Leasehold



A simply stunning two double bedroom ground floor Victorian maisonette, with a private garden with both rear and street access, located on a highly sought after road close to both Colliers Wood Tube Station and Tooting High Street, offering a great selection of pubs and restaurants. The property has two well proportioned double bedrooms, a modern bathroom and a gorgeous open plan fully fitted kitchen / living area with direct access to the larger than average rear garden. Properties of this quality are rarely available and we urge you to book viewings early to avoid disappointment.

BRISCOE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 551 SQ FT - 51.22 SQ M



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 Maisonette
- Private Garden
- Two Double Bedrooms
- Fantastic Location
- Beautifully Presented
- Close To Tube Station (Northern Line)
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 189 Years From 25 December 1982
- No Ground Rents or Service Charges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	74	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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