Ellisons

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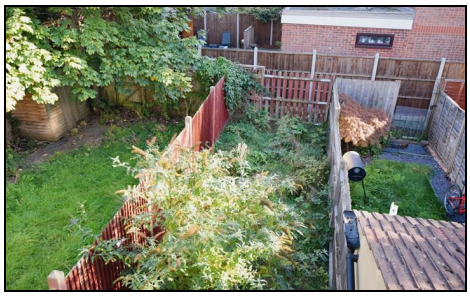
# Clarendon Road
# Colliers Wood, SW19 2DX

## £450,000 Freehold

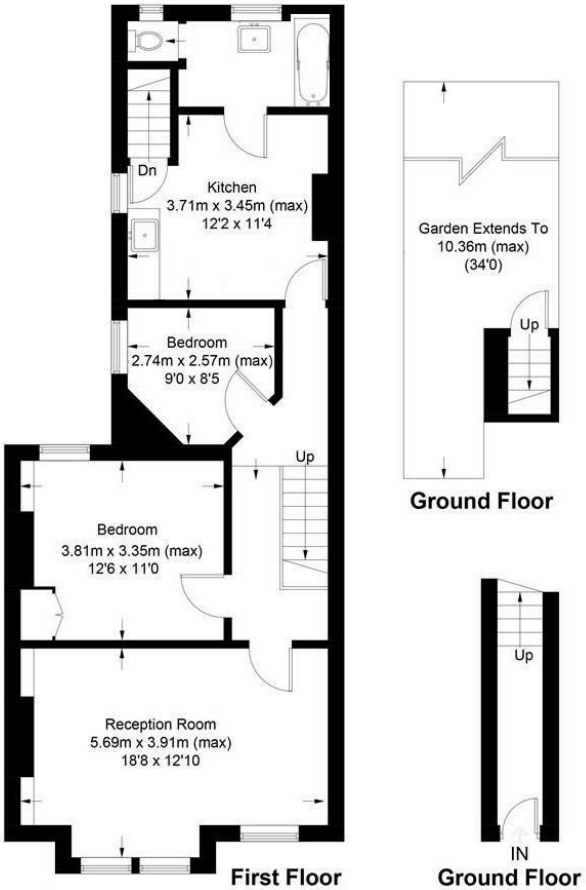


**A two double bedroom first floor maisonette located in a quiet sought after road, close to Tube Station, Outstanding Primary School and Local Amenities, offered to the market with no onward chain. Although the property would certainly benefit from being updating throughout, it would be ideal for a someone looking to move into the SW19 area and add their own stamp as the property further benefits from extension potential subject to the usual planning permissions.**

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order****

## Clarendon Road, SW19

Approximate Gross Internal Area = 70.2 sq m / 756 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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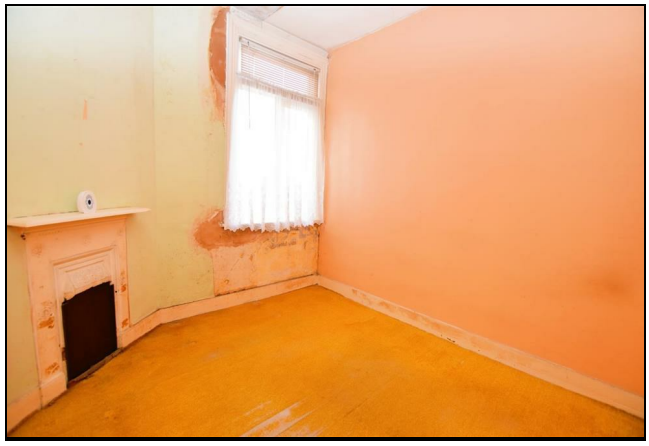
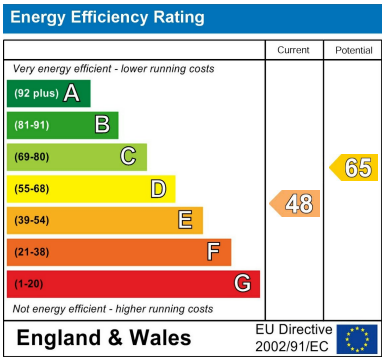


- Period Maisonette
- Two Double Bedrooms
- Private Garden
- No Onward Chain
- Updating Required
- Potential To Extend
- Share Of Freehold
- EPC Rating : E
- Merton Council Tax Band : C

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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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