

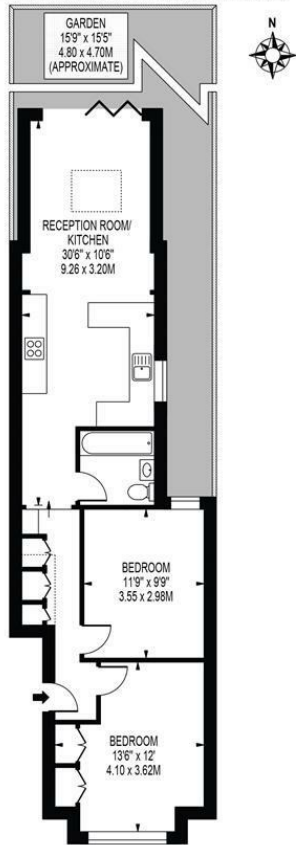
## Boundary Road Colliers Wood, SW19 2DE

**£525,000 Leasehold**



**A truly stunning and extended two double bedroom Victorian flat with a private rear garden, located on a sought after road close to Colliers Wood Tube Station. This fantastic property has been fully renovated by the current owners and comes with a long lease. Comprising of a beautiful open plan living space with modern kitchen, wood flooring and plenty of natural light. Bi-folding doors that lead onto an immaculate private rear garden. This would be an ideal purchase for the first time buyer as its located in premium area close to local bars, restaurants and Tube Station.**

**BOUNDARY ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 631 SQ FT - 58.66 SQ M  
 (INCLUDING RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 15 SQ FT - 1.36 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.

- Beautifully Presented
- Two Double Bedrooms
- Highly Sought After Location
- Recently Refurbished
- Private Garden
- Close To Tube Station
- EPC Rating: C
- Merton Council Tax Band : B
- Lease : 152 Years from 05 February 2016
- Ground Rents (Per Annum) : Peppercorn. Service Charges (Per Annum) : As and When (50 / 50 Split)



| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         |                                                                                       |
| (81-91) B                                   |  |                         |                                                                                       |
| (69-80) C                                   |  | 73                      | 77                                                                                    |
| (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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

