

## High Street Colliers Wood London, SW19 2BF

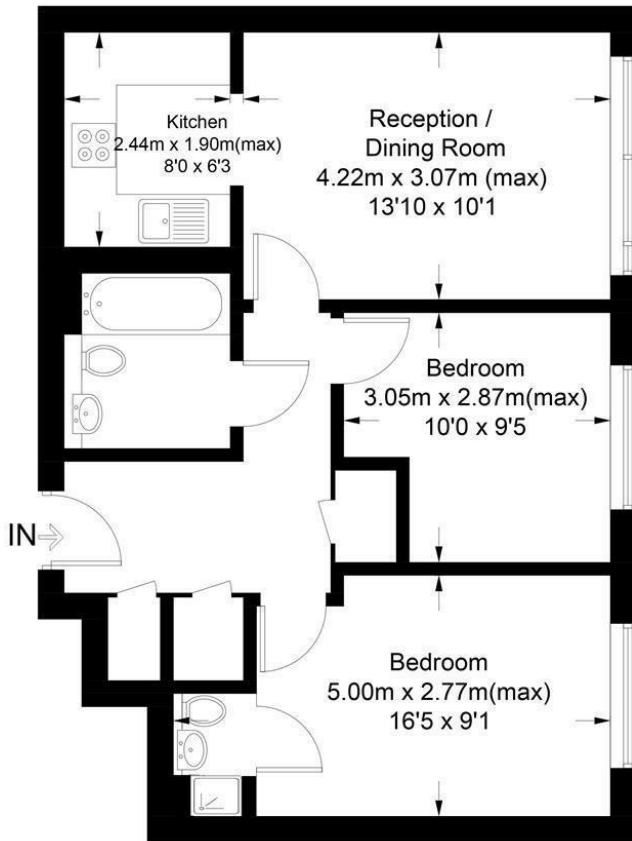
**£325,000 Leasehold**



**A superbly presented two double bedroom, two bathroom, purpose built flat, perfectly located between Tooting Broadway and Colliers Wood. This superb property comes in great condition and would be perfect for first time buyers and investors alike. Set on the first floor, the property comprises of an open-plan kitchen/living area, master bedroom with en-suite and plenty of room for storage, second double bedroom which is located close to a spacious bathroom.**

## High Street, Colliers Wood

Approximate Gross Internal Area = 51.6 sq m / 555 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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- Two Double Bedrooms
- Two Bathrooms
- Close To Tube
- Tooting High Street Nearby
- No Onward Chain
- Ideal First Time Purchase
- New Flooring
- Great Investment



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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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