

## **Boundary Road Colliers Wood, SW19 2AX**

**£800,000 Freehold**



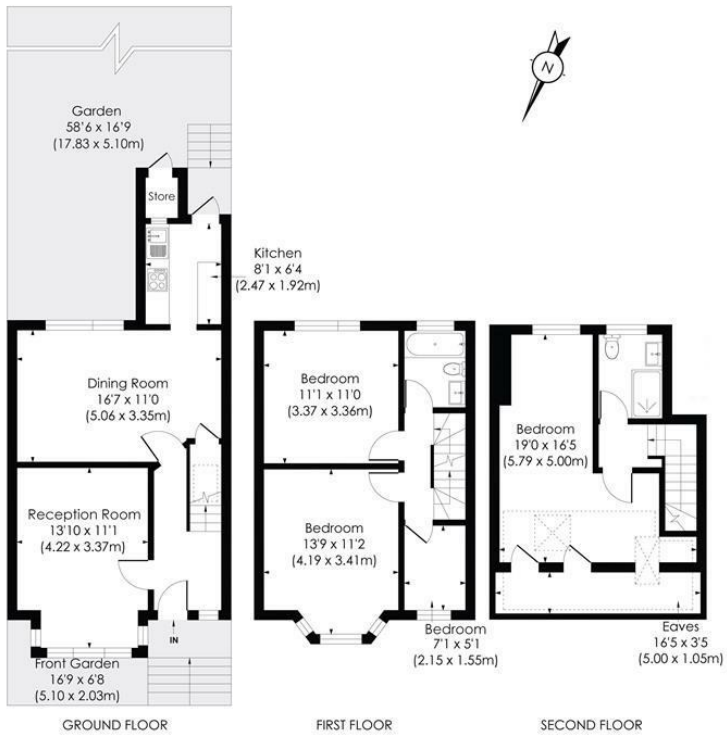
**A truly impressive and recently refurbished four bedroom, family home located in a highly sought after area within easy access of Colliers Wood Tube Stations. This exceptional property comprises of a separate lounge, good sized dining room, brand new kitchen with direct access to the landscaped South Facing rear garden. On the first floor are three of the four bedrooms and a modern family bathroom, the loft conversion has been done to give a great sized master bedroom with modern en-suite bathroom. Properties of this quality and location are rare to the market so we urge you to book a viewing early to avoid disappointment.**

## BOUNDARY ROAD, SW19

Approx. Gross Internal Floor Area

1230 Sq. ft/114.23 Sq. m(Including Reduced Height)

1132 Sq. ft/105.17 Sq. m(Excluding Reduced Height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Close To Transport Links
- No Onward Chain
- Recently Refurbished
- Merton Council Tax Band : D
- EPC Rating : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	72	85
EU Directive 2002/91/EC		

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