

**SW19**

*'it's all in the postcode...'*



## Boundary Road

**£440,000**

- One bed garden flat
- Private garden
- Kitchen/diner
- Rear extension potential STPP
- Long lease & no service charges



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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SW19 is delighted to present this ground floor one-bedroom conversion garden flat, located in the heart of Colliers Wood. Recently renovated to a high standard, the property seamlessly blends modern finishes with charming period features. Highlights include: Private garden with rear planning (STPP). Long lease and no service charges, ensuring low ongoing costs. Excellent location with easy access to local amenities and transport links. This property is available for viewings now. Don't miss the opportunity to make this exceptional flat your new home!



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## Boundary Road

Approximate Gross Internal Area  
575 sq ft / 53.46 sq m

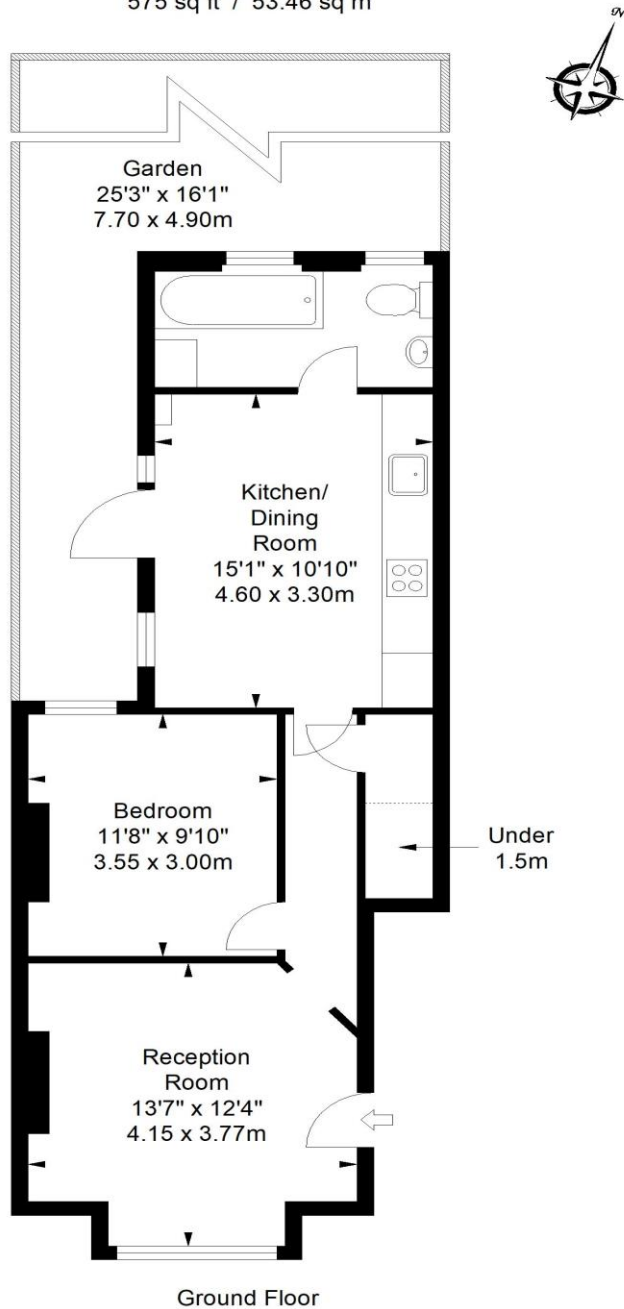


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the

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statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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