

**Boundary Road
Colliers Wood, SW19 2AN**

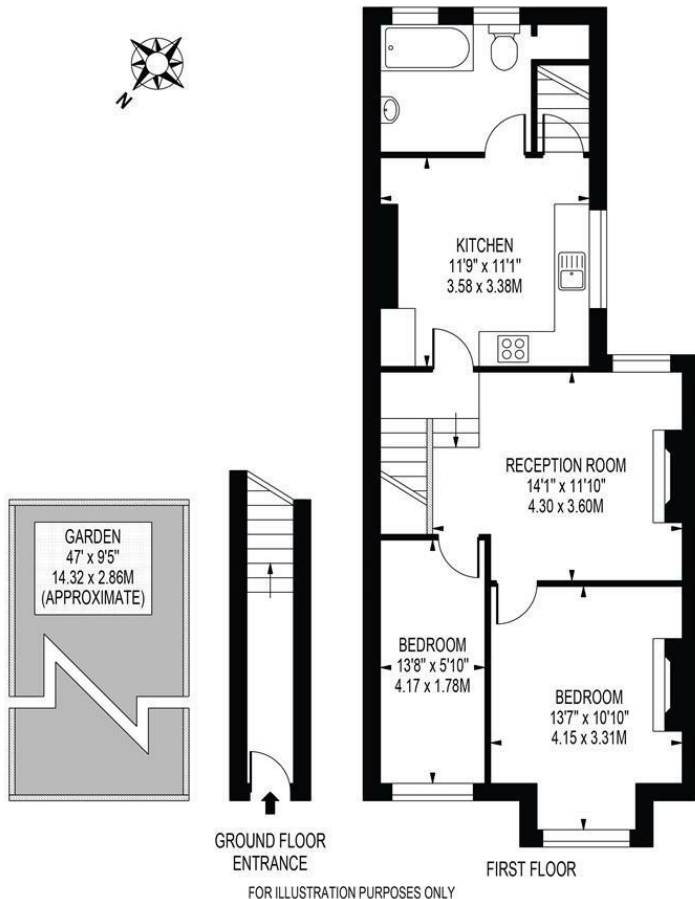
Offers In The Region Of £450,000 Leasehold



A two bedroom first floor period maisonette located on a highly sought after tree lined road close to Northern Line and Tooting High Street with no onward chain. Comprising of a spacious fitted kitchen/breakfast room, nice living room, two bedrooms modern family bathroom and a private south facing garden.

BOUNDARY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 689 SQ FT - 64.00 SQ M



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.

- Period First Floor Maisonette
- Two Bedrooms
- Well Presented
- No Onward Chain
- Private South Facing Garden
- Close To Northern Line
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 125 Years From 26 May 2009
- Ground Rents (Per Annum) : £260. Service Charges (Per Annum) : £120.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	70
(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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