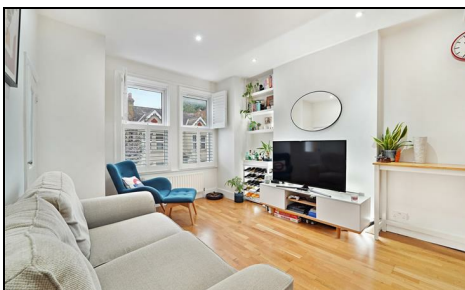


West Gardens Colliers Wood, SW17 9DG

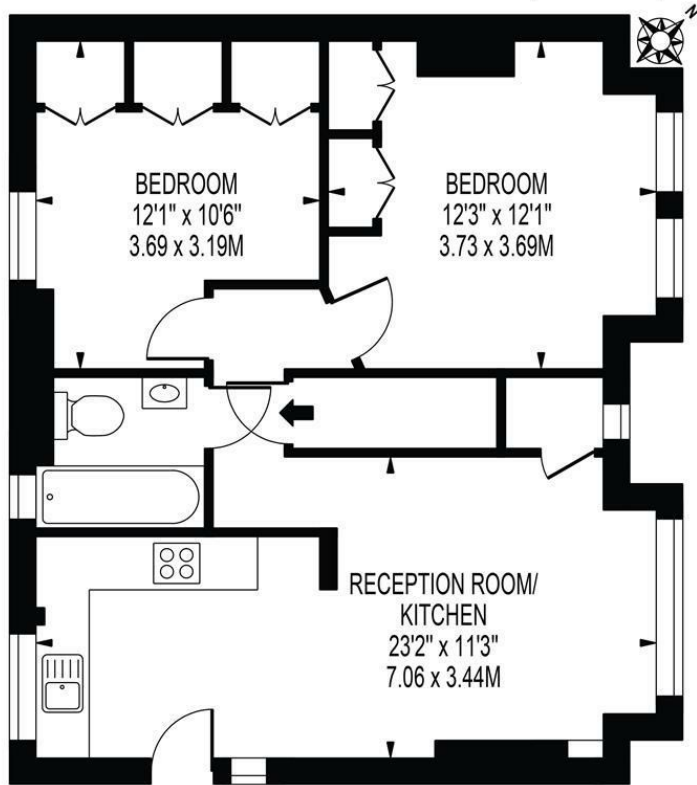
£460,000 Leasehold



A well presented two double bedroom period conversion flat, located on a quiet road close to both Tooting High Street and Tube Station. Comprising of a spacious open plan lounge/kitchen, modern bathroom and two great sized double bedrooms that are bright and airy. This property would be ideal for the first time buyer looking to buy in the SW17 area and will have a new long lease, plus the use of the loft space giving great storage.

WEST GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 562 SQ FT - 52.22 SQ M



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.



- Period Conversion
- Two Double Bedrooms
- Well Presented
- Close To Tube Station
- Ideal First Time Purchase
- Tooting High Street Minutes Away
- EPC Rating : D
- Merton Council Tax Band : C
- Lease : 99 Years From 01 January 2010
- Ground Rents (Per Annum) : £150. Service Charges (Per Annum) : £1,021.98 (2024)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 64 |
| (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.

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