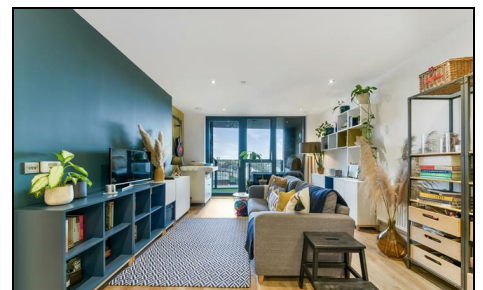
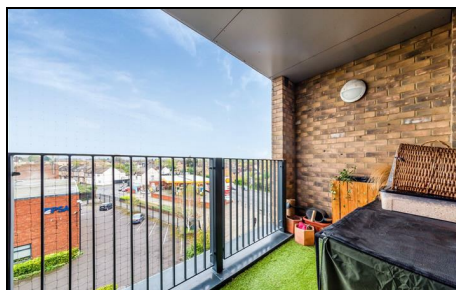


Prince Georges Road Colliers Wood, SW19 2FG

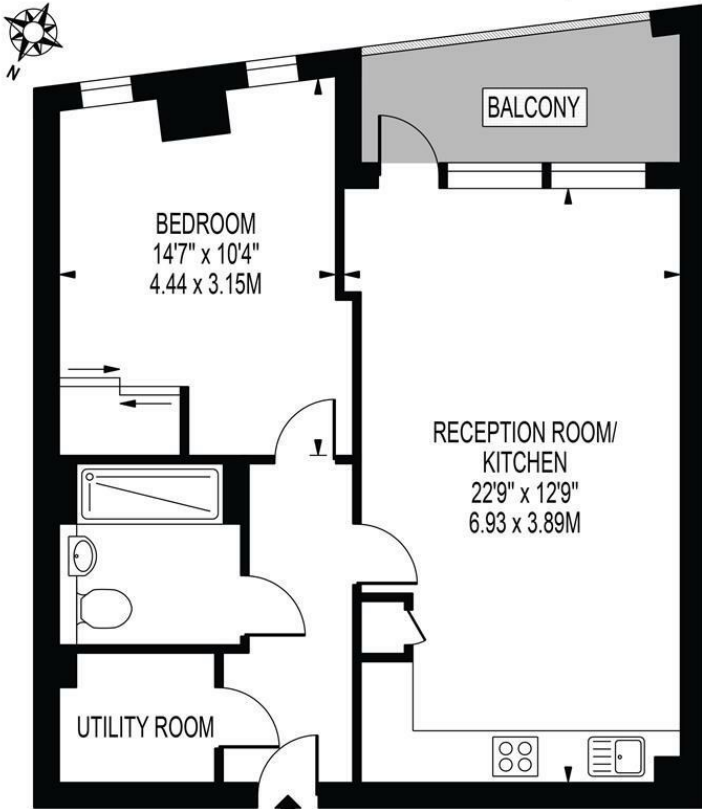
£375,000 Leasehold



A stunning, modern, third floor one double bedroom apartment with reaching views over London. Open-plan kitchen/lounge/diner, good sized private balcony, great sized bedroom with built in wardrobe, good sized utility/storage cupboard, bike storage and two communal gardens with views over the local area. This gorgeous property is located moments from Tandem Centre, bars, restaurants and gyms of both Tooting and Colliers Wood. The nearest station is Colliers Wood (Northern Line).

MIZEN HEIGHTS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 573 SQ FT - 53.23 SQ M



THIRD FLOOR

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.

- One Bedroom Apartment
- Open Plan Living
- Private Terrace
- Communal Gardens
- Close To Tube Station
- Ideal First Time Purchase
- EPC Rating : B
- Merton Council Tax Band : C
- Lease : 125 years from and including 25 December 2017
- Ground Rents (Per Annum): £100 Service Charge (per Annum): £3,190.68



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

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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.

Celebrating 30 years of successful Sales and Lettings in Merton

