

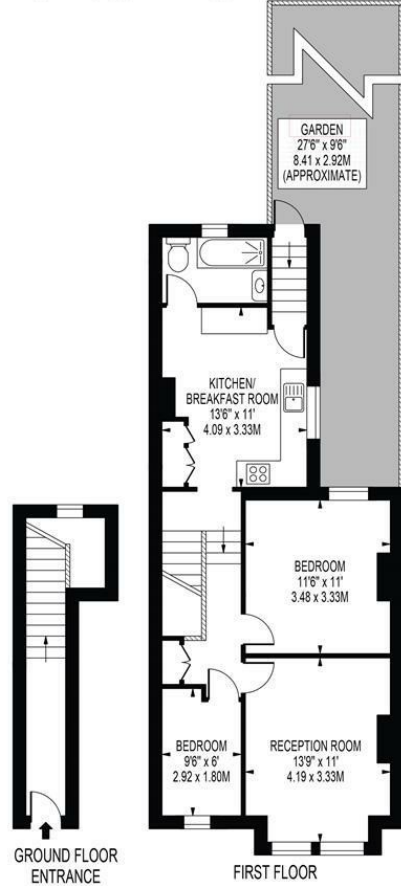
Boundary Road Colliers Wood, SW19 2AW

£475,000 Leasehold - Share of Freehold



A well presented first floor two bedroom period maisonette with direct access to private garden is offered with no onward chain and is located in the heart of Colliers Wood, moments from the High Street and Tube Station. The property is in good condition throughout and consists of two bedrooms, a spacious lounge, fitted kitchen/breakfast room, modern fitted bathroom share of freehold making it the perfect property for a first time buyer looking to buy in the SW19 area. This property also has the potential of a loft extension that could add a further two bedrooms and another bathroom subject to the necessary planning permissions.

**BOUNDARY ROAD,
COLLIERS WOOD**
APPROXIMATE GROSS INTERNAL FLOOR AREA: 730 SQ FT - 67.82 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 Maisonette
- Two Bedrooms
- Share Of Freehold
- Private Garden
- No Onward Chain
- Extension Potential
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 189 Years from 24th June 1963
- No Ground Rents or Service Charges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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**

