

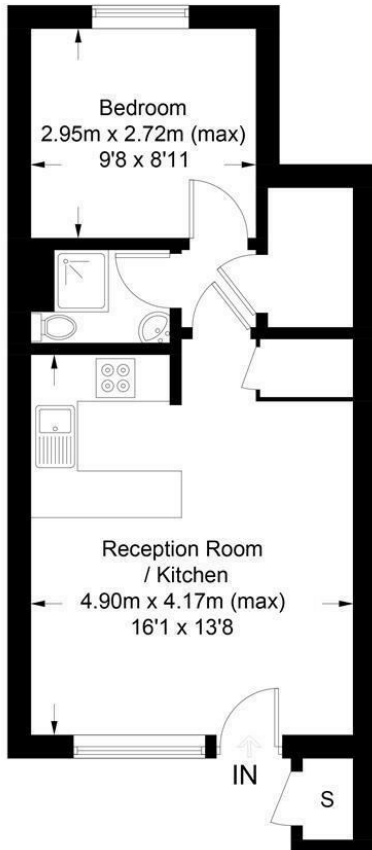
## Reynolds Close Colliers Wood, SW19 2QJ

£275,000 Leasehold - Share of Freehold



A well presented one double bedroom ground floor maisonette benefiting from a share of the freehold, quiet location, neutral décor throughout, no onward chain and off street parking. The property comprises of a reception room incorporating a open-plan kitchen, double bedroom, big storage cupboard and a shower room. Reynolds Close is located just off Church Road, moments from the many amenities of Colliers Wood including various supermarkets and is also within easy reach of Colliers Wood Tube Station (Northern Line).

**Reynolds Close, SW19**  
 Approximate Gross Internal Area = 35.5 sq m / 382 sq ft  
 (Excluding Store)



**Ground Floor**

This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- One Double Bedroom Maisonette
- Share Of Freehold
- Own Front Door
- Off Street Parking
- Close To Tube Station
- No Onward Chain
- EPC Rating : C
- Merton Council Tax Band : B
- Lease : 125 Years from 01 January 1982
- No Ground Rent or Service Charges

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 73                      | 82        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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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