

Cavendish Road Colliers Wood, SW19 2EZ

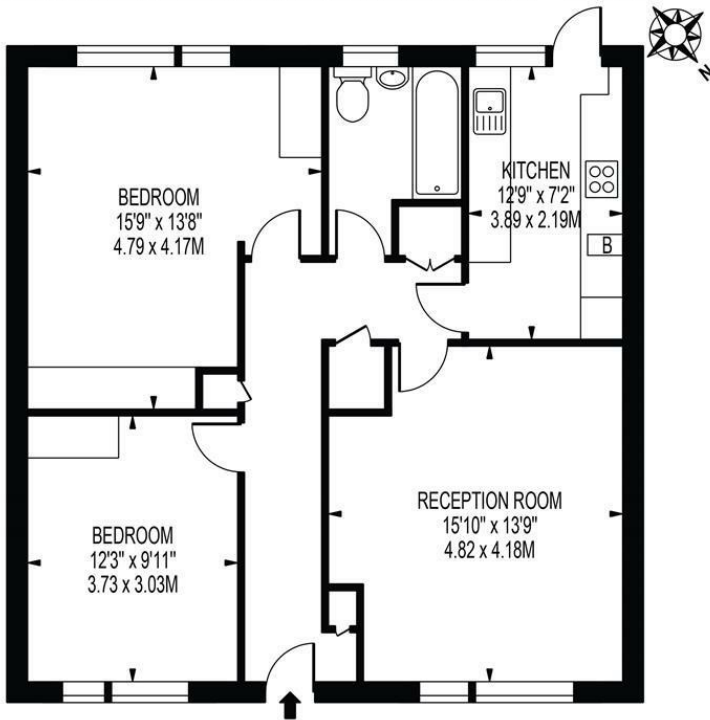
Offers Over £450,000 Leasehold - Share of Freehold



**** CHAIN FREE**** A spacious and modern, two double bedroom purpose built flat, located on a sought after road close to Tube Station with large communal gardens. This property has a new modern kitchen with direct access to the gardens, spacious living room, two double bedrooms with a large modern family bathroom, large private bike store and a garage. This property is a share of freehold and is close to many local amenities and transport links making it an ideal first time home!

EFFINGHAM COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.80 SQ M



- Ground Floor Apartment
- Two Double Bedrooms
- No Chain
- Share Of Freehold
- Fantastic Location
- Garage
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 999 Years From 25 March 1969
- Service Charges (Per Annum) : £2,160

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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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