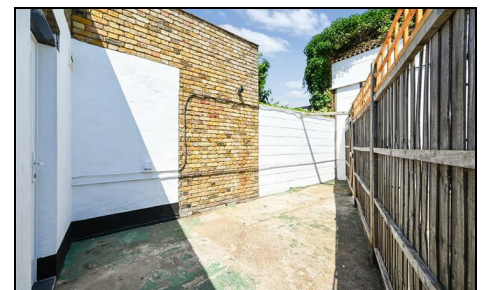


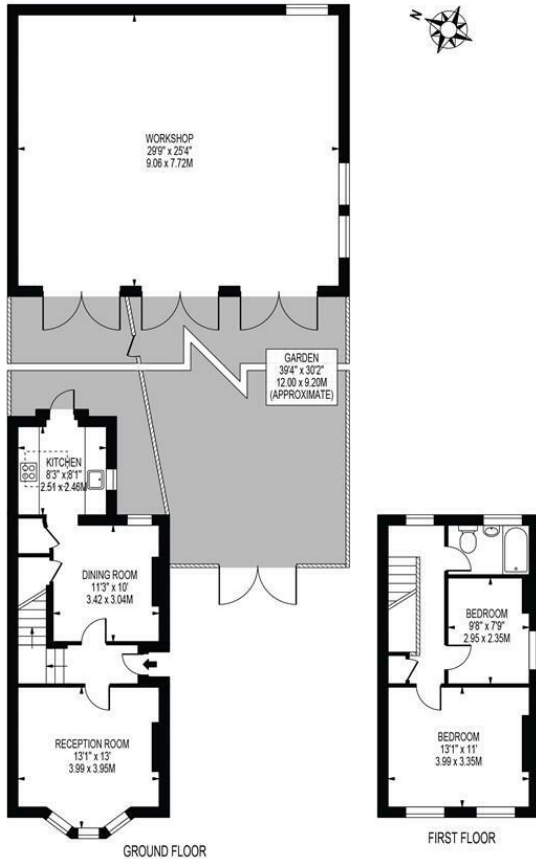
Courtney Road Colliers Wood, SW19 2EE

£875,000 Freehold



****Development Potential**** A two double bedroom, end of terrace period house located on a sought after tree lined road close to both Colliers Wood (Northern Line) award winning park and Outstanding School. Although the property would certainly benefit from being updated, there is great extension potential to the loft (subject to planning permissions) to create a further bedroom and bathroom making it ideal for a someone looking to move into the SW19 area that have a vision to create the perfect family home as it has huge potential and is being offered with no onward chain. This charming property also has development potential as it has a yard with large triple door workshop that subject to planning could be built on.

COURTNEY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 768 SQ FT - 71.36 SQ M
 (EXCLUDING WORKSHOP)
 APPROXIMATE GROSS INTERNAL AREA OF WORKSHOP: 753 SQ FT - 69.94 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 House
- Two Double Bedrooms
- Two Receptions
- Great Location
- Close To Tube Station
- Loft Extension Potential (STPP)
- Planning Potential To Workshop / Yard
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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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