Boundary Road, SW19

2 1 1

£485,000 *Share Of Freehold*

A beautifully presented two-bedroom ground floor flat offers stylish interiors, a private garden, and a wonderful blend of period charm with modern finishes.

KEY FEATURES

- Modern 2-Bedroom Flat
- Ground Floor
- Private Garden
- Stylish Decoration
- Nest Heating
- Spacious Open Plan Reception, Dining & Kitchen
- Underfloor Heating

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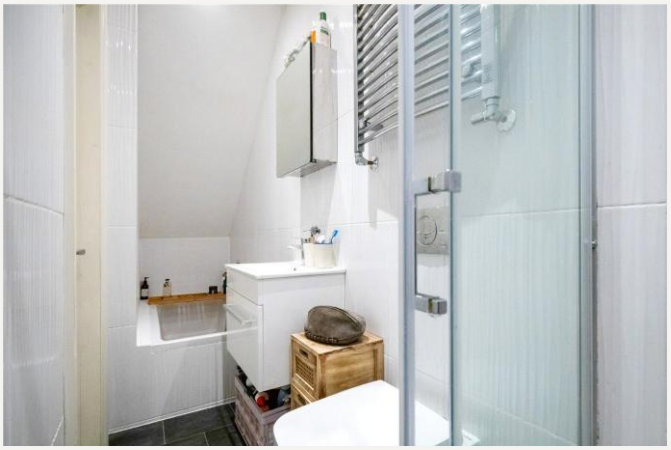
Arranged over 694 sqft., the flat offers a bright and welcoming reception room, enhanced by wooden flooring, double-glazed windows, a feature fireplace, and elegant period cornicing. The flat also boasts underfloor heating in the kitchen and reception room, with Nest heating control making it easy to warm up or cool down the space as needed.

The spacious double bedrooms both feature hardwood flooring and tasteful décor, creating a cosy yet elegant retreat. There is also a family bathroom with a walk-in shower and separate bath. The stylish eat-in kitchen continues the sense of light and space, fitted with contemporary wall and base units, wooden worktops, integrated appliances, and a tiled splashback. The property also benefits from a landscaped private garden, featuring ample space for relaxing or entertaining guests.

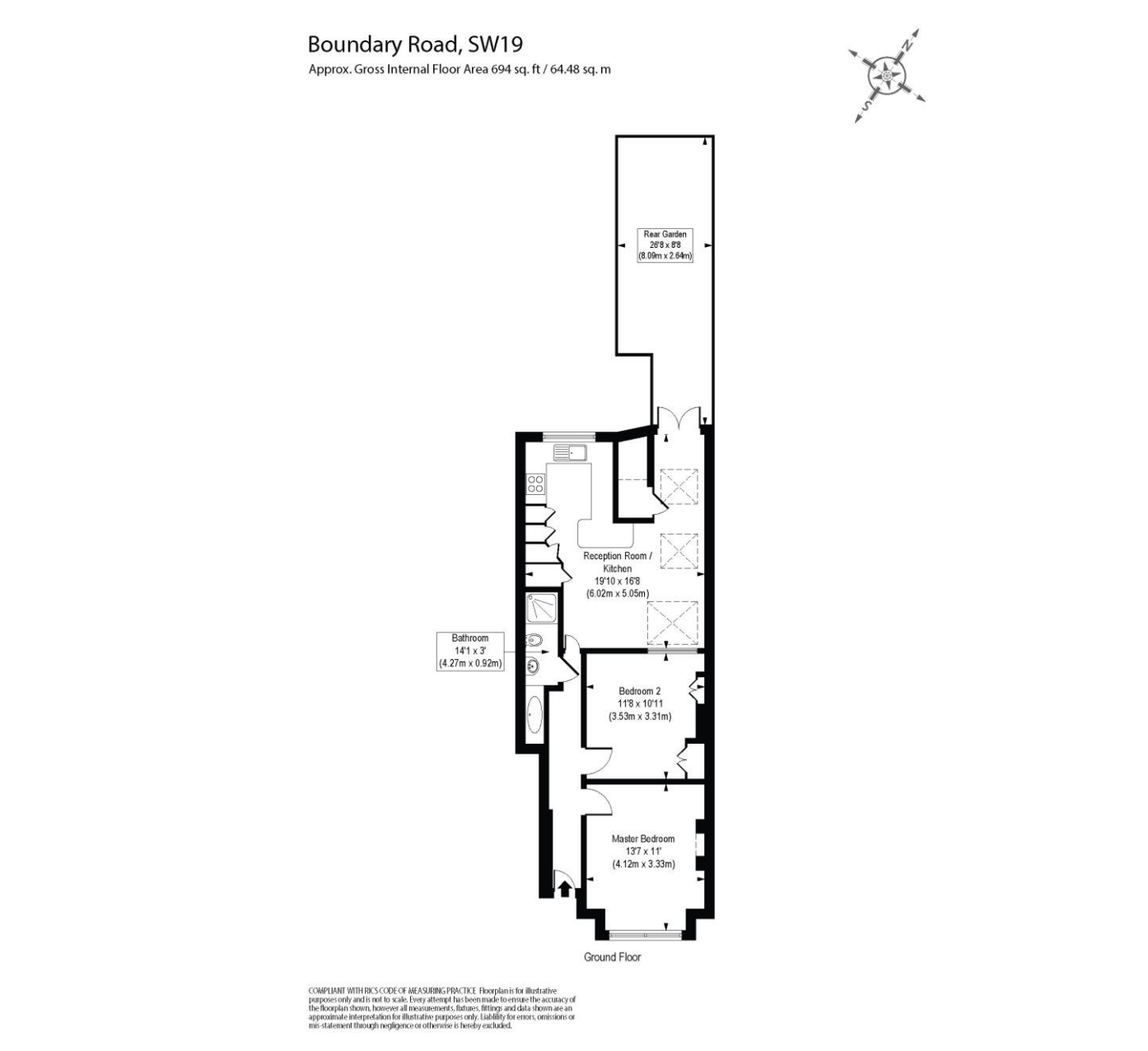


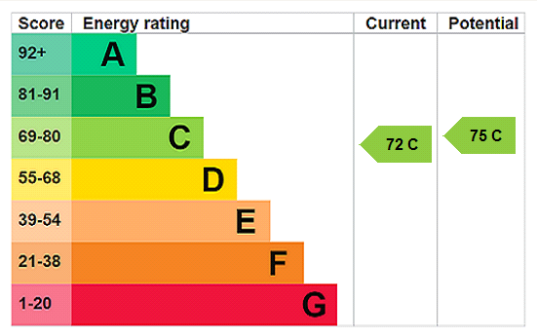
MATERIAL INFO

Tenure: Share Of Freehold
Term: 946 years and 5 months
Ground Rent: £15 Annually (subject to increase)
Council Tax Band: C
EPC rating: C

The surrounding area boasts a variety of local shops, cafes, and restaurants, particularly along Colliers Wood High Street, which serves as the area's commercial hub. Boundary Road is also very close to numerous green spaces such as Wandle Park, Wandle Meadow Nature Reserve, and Garfield Park.

Additionally, the nearby St George's Hospital adds to the area's appeal, offering both employment opportunities and healthcare services. Overall, Boundary Road offers a balanced lifestyle with the charm of a residential community and the conveniences of urban living, enriched by the diverse food, drink, and cultural options at Tooting Market and Merton Abbey Mills.





Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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