



BOYD ROAD, SW19
£700,000 LEASEHOLD

A WELL PRESENTED THREE BEDROOM MAISONETTE

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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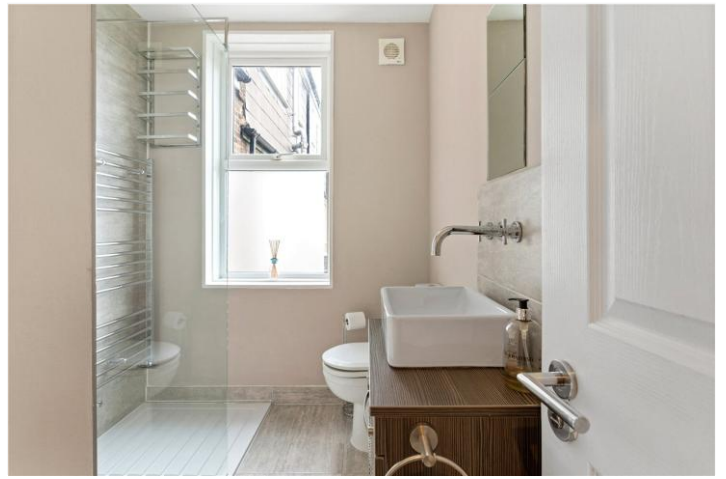
DESCRIPTION:

This well-presented three-bedroom maisonette features a bright reception room with double-glazed windows, a feature fireplace, recessed lighting, and fitted carpets. The modern kitchen is finished with wood laminate flooring, a range of wall and base units, sleek white countertops, integrated appliances, and a central island providing excellent storage. A large window offers views over the garden, while a door leads to stairs giving direct access to the rear garden.

The shower room is fully tiled and fitted with a contemporary suite, shower cubicle, and stylish fixtures. All three bedrooms are bright and carpeted with double-glazed windows, while the master bedroom further benefits from an en-suite bathroom complete with tiled walls and flooring, a modern suite, a shower cubicle, a large double-ended bathtub, and high-quality fixtures.

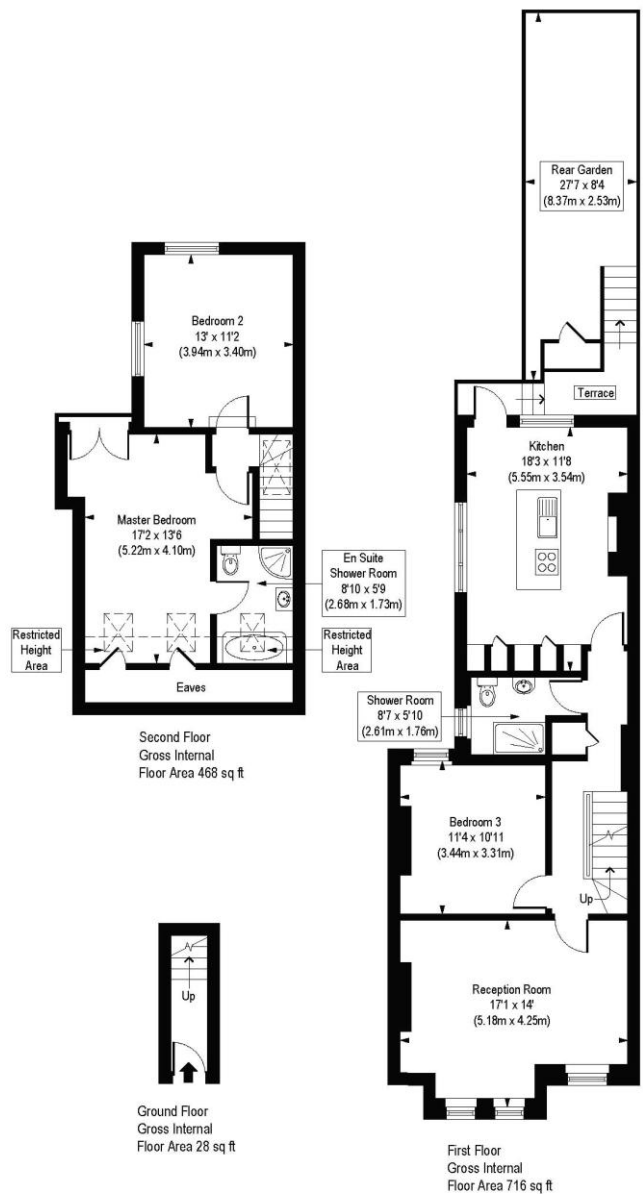
Nestled in the leafy residential corner of Colliers Wood, Boyd Road delivers a pleasant blend of suburban calm and convenient connectivity. The homes, often featuring classic period architecture, lend the street a timeless charm. Commuting is made easy, with Colliers Wood station (0.3miles) only a short walk away and both Tooting (0.9miles) and Haydons Road (0.7miles) stations close by, offering fast connections to central London. Schools, from primaries to secondaries, are found within a brief walk, and green pockets nearby offer a welcome escape for leisurely strolls or weekend family time. Local shops and amenities around the high street provide everyday convenience, while the overarching feel remains relaxed and community-minded. All told, Boyd Road embodies a balanced lifestyle: peaceful yet well-connected, with a strong neighbourhood character.

Merton Council Tax Band: C



Boyd Road, SW19

Approx. Gross Internal Floor Area 1212 sq. ft / 112.62 sq. m (Including Restricted Height Area & Eaves)
Approx. Gross Internal Floor Area 1136 sq. ft / 105.50 sq. m (Excluding Restricted Height Area & Eaves)



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: TBC

Service Charge: TBC

Ground Rent: TBC

Council Tax Band: C

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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