



Briscoe Road, SW19

£525,000 *Share of Freehold*



A stunning two-bedroom flat a stone's throw from Colliers Wood underground station with a private garden.

KEY FEATURES

- CHAIN FREE
- 2 bedrooms, 1 bathroom
- Refurbished open-plan kitchen/diner
- Private garden with paving for easy maintenance
- Hardwood parquet flooring
- Moments from Colliers Wood station



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The property has been well maintained offering contemporary living throughout; it comprises a large bay fronted reception room with plantation shutters and a working log burner to the front and a large open plan kitchen/diner to the rear benefiting from gorgeous parquet flooring and stylish design. The two bedrooms benefit from full re-decoration, with the master bedroom featuring plaster coving. There is also rear access to the property leading the way into the garden onto a beautiful, paved terrace, making it easy to maintain, and benefits from being secluded and offers an excellent space to unwind.

Briscoe Road is extremely well located, within walking distance of Tooting Broadway Tube and Colliers Wood Tube (Northern Line) and Tooting High Road, providing a huge array of local amenities. St George's Hospital is close by, as is Tooting station that offers trains direct to City Thameslink and London St Pancras.





MATERIAL INFO

Tenure: Share of Freehold

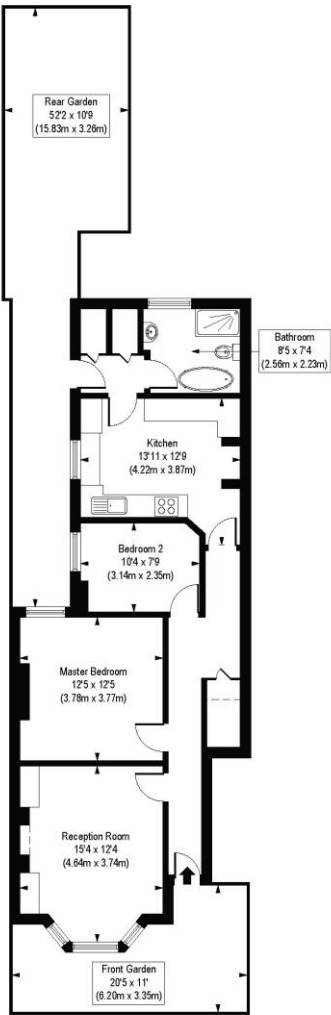
Term: 990 year and 11 months

Service Charge: maintenance done on an ad hoc basis

Council Tax Band: C

EPC rating: D

Briscoe Road, SW19
Approx. Gross Internal Floor Area 817 sq. ft / 75.87 sq. m



Ground Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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