



Boundary Road, SW19

£450,000 *Leasehold*

This beautifully presented one-bedroom ground floor maisonette offers stylish interiors, a private garden, and a wonderful blend of period charm with modern finishes.



#### KEY FEATURES

- Victorian Maisonette
- Ground Floor
- One Bedroom
- Beautiful Private Garden
- Leasehold
- Merton Council Tax Band: B



Tooting

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This one-bedroom ground floor garden maisonette offers a bright and welcoming reception room, enhanced by wooden flooring, double-glazed windows with shutters, a feature fireplace, and elegant period cornicing. The spacious double bedroom is tastefully decorated and benefits from built in wardrobes. The stylish eat-in kitchen continues the sense of light and space, fitted with contemporary wall and base units and wooden worktops. To the rear, a modern shower room is beautifully finished and is complemented by natural light. The property also benefits from a landscaped private garden, featuring a decked seating area, low-maintenance artificial lawn, and ample space for relaxing or entertaining guests.

Boundary Road is a tranquil residential street situated in the Colliers Wood area of the London Borough of Merton. This location offers a blend of suburban tranquillity with convenient access to urban amenities. Residents benefit from excellent transport links, with Colliers Wood (0.4 miles) and Tooting Broadway (0.6 miles) Underground Stations just a short walk away, providing direct access to central London via the Northern Line.





## MATERIAL INFO

**Tenure:** Leasehold

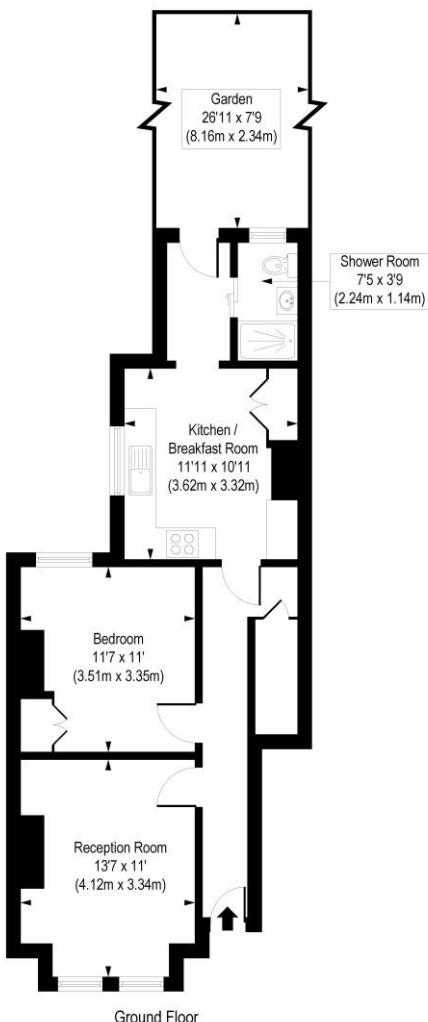
**Term:** 147 year and 10 months

**Council Tax Band:** B

**EPC rating:** To be confirmed.

## Boundary Road, SW19

Approx. Gross Internal Floor Area 576 sq. ft / 53.55 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. We have made every effort to measure 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.

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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