



Boundary Road, SW19

£450,000 *Share of Freehold*



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
- Share of Freehold
- Merton Council Tax Band: B



Tooting

02087675221 | amarchussen@winkworth.co.uk

Winkworth

for every step...



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 features a striking feature fireplace, fitted carpet, and tasteful décor, creating a cosy yet elegant retreat. 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. To the rear, a modern shower room is beautifully finished with metro tiles, monochrome patterned flooring, and sleek fittings, 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. 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. For those seeking vibrant dining and leisure experiences, Tooting Market offers an eclectic mix of international eateries, trendy bars, and independent retailers, while Merton Abbey Mills provides a historic riverside setting with its unique blend of arts, crafts, restaurants, and pubs. 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

Boundary Road, London, SW19

Approx. Gross Internal Floor Area 587sq. ft / 54.5 sq. m



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 | | |
| 55-68 | D | 63 D | 70 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MATERIAL INFO

Tenure: Share of Freehold
Term: 959 year and 8 months
Council Tax Band: B
EPC rating: D

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.

Tooting
02087675221 | amarchussen@winkworth.co.uk

Winkworth
for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.