



**68 BOYD ROAD, COLLIERS WOOD, LONDON,
SW19 2DG**

Guide Price £400,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

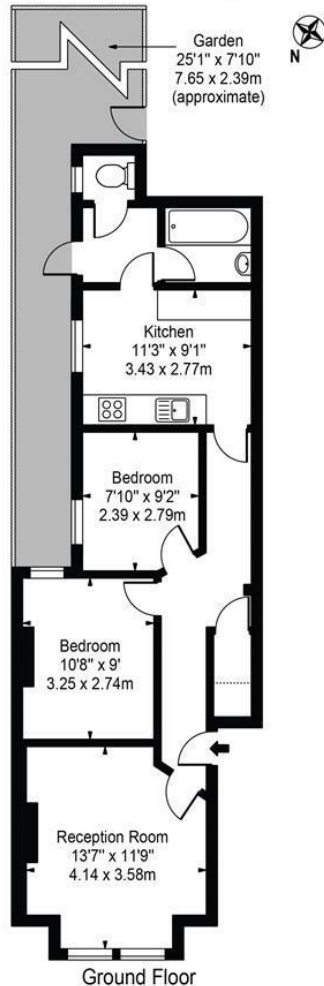
Residential / Commercial / Land & Development

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Boyd Road, SW19 2DG
Approx. Gross Internal Area 608 Sq Ft - 56.49 Sq M



Ground Floor
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Ground floor maisonette comprising reception room, two bedrooms, kitchen / diner, family bathroom and private rear garden

The property would benefit from some modernisation and possible re configuration to maximise its value.
Upgrades in recent years include double glazed windows and a Worcester combi boiler.

Location

Boyd Road is a residential street in the heart of Colliers Wood just 0.3 miles from the Northern Line Underground Station.
Sainsburys, M&S, Lidl, Aldi and Asda supermarkets are all within 10 minutes and a wide range of other stores and restaurants are close by

Central Wimbledon is a short distance away as well as Tooting Broadway offering a selection of local and national retailers and restaurants

Lease & Other

Lease has 149 years remaining
Ground rent is peppercorn
Service charge £0
Building Insurance share is payable
Contribution towards external works when required
EPC Rating tbc
Merton Council tax band C

VIEWINGS

Viewings available daily
Please contact our residential team on 020 8296 1270 alternatively by email
info@csj.eu.com

THE SMALL PRINT

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