



UNIVERSITY ROAD
COLLIERS WOOD, LONDON SW19

£300,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com



Location

Ideally located, this property provides superb access to transport, with Colliers Wood Tube Station (Northern Line) and multiple bus routes just a short walk away. Residents can enjoy a good selection of local amenities, including bars, pubs, restaurants, and shops nearby. St George's Hospital is also conveniently within walking distance

Description

A ground floor maisonette requiring full refurbishment, with scope to reconfigure the layout. The property features an entrance hall leading to a reception room, two bedrooms, and a kitchen, which provides access to both the bathroom and the rear garden.

EPC Rating: C

Council tax: Merton Band B

Leasehold: 55 years remaining

Ground rent: £60 per annum.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

VIEWINGS

Viewings available daily

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

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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61 High Street Colliers
London
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