



## 1 bed studio flat to buy in SW19

Brangwyn Crescent, London, SW19 2UF

**£110,000** Starting Bid

🏠 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ EPC Rating: D
- ✓ Council Tax Band: D
- ✓ Studio apartment
- ✓ Off street parking
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Location, location, location..... This rarely available top floor studio apartment is located in this highly desirable residential cul-de-sac within extremely close proximity to the ever popular Colliers Wood underground station making this an ideal purchase for commuters, buy to let investors and first time buyers alike. Further transport options such as the nearby tram stop and numerous local bus routes as well as an extensive selection of shops, amenities and services in Colliers Wood high street and Tandem Centre. In addition, the recreational expanse of Merton Abbey Mills with the picturesque River Wandle provides a rarely found blend of convenience with peace and tranquillity make this a must see property.

Accommodation comprises of a spacious entrance hall, a lounge/bedroom, kitchen and bathroom room. Externally the property benefits from a well maintained communal gardens threaded throughout the development and an allocated off street parking bay. In addition, the property is offered to the market with no onward chain.

Leasehold 146 years remaining

Important note to potential purchasers & tenants:

We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. **POTENTIAL PURCHASERS:** Fixtures and fittings other than those mentioned are to be agreed with the seller. **POTENTIAL TENANTS:** All properties are available for a minimum of six months, with the exception of short term accommodation. A security deposit of at least one month's rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 146

Annual Ground Rent Amount: £780.00

Annual Service Charge Amount: £1,052.00

Price: Starting Bid £110,000

Property Type: Studio flat

Parking: Allocated

Year built: 1980

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: Yes

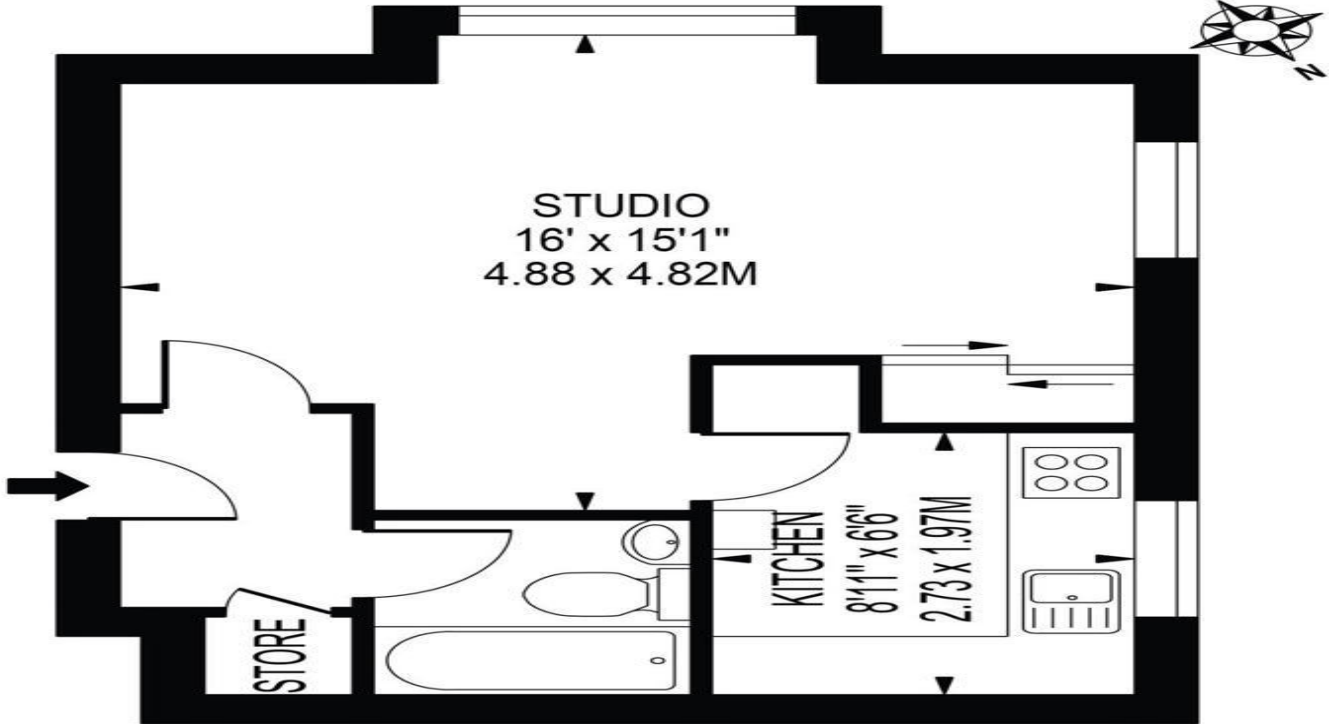
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

# BRANGWYN CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 331 SQ FT - 30.78 SQ M



## SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		53	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Brangwyn Crescent, London, SW19 2UF

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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