



BOUNDARY ROAD, LONDON, SW19

Carter Jonas

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This sensational Edwardian ground floor two-bedroom garden maisonette, benefits from being entirely renovated and extended, to offer circa 786 sq. ft of open plan living and entertaining space.

The open plan kitchen/diner/living room has been designed to provide stylish entertaining space, whilst also being highly practical. There is space to accommodate a large dining table in this light and open heart of the home. The dark green cabinetry offers plenty of storage, with wooden worktops, integrated appliances and oak wood flooring completing the space. Stylish bi-fold doors open onto the paved garden, providing flexible indoor-outdoor living and ample opportunities for entertaining. Adjacent to the living space, a second "courtyard garden" provides an additional seating/dining area, as well as ideal space for bike storage.

A hallway utility dresser has space and plumbing ready to house a washer/dryer, keeping noise out of the kitchen for those who like to work from home, whilst also providing useful display space. A large understairs cupboard lends itself to cloakroom/storage space.

The two spacious double bedrooms have elegant period fireplaces. The bedroom facing the courtyard, benefits from an original built-in cupboard. The bathroom is bright and finished to a high specification.

The property is offered chain free.

Boundary Road is a quiet residential street, and as the road name suggests, located on the Tooting, Colliers Wood, and South Wimbledon boundary. There are many shops and amenities close by, including a large Sainsbury's and M&S, as well as the popular Tooting Market (0.7 mile). The green expanse of Wandle Park is also close by, as are the excellent transport links: Northern Line at Tooting Broadway (0.6 mile) and Colliers Wood (0.4 mile).

AMENITIES

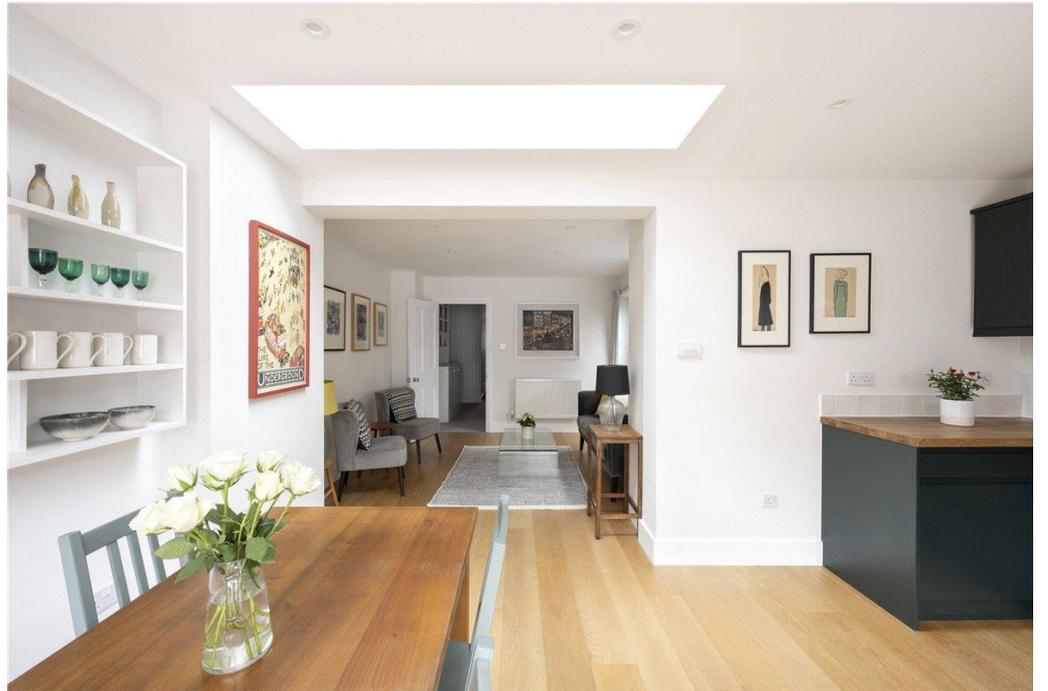
- Two spacious bedrooms
- Ground floor Maisonette
- Own front door
- Private garden
- Additional courtyard garden
- Recently refurbished
- New boiler & appliances
- Desirable location

TENURE Leasehold

LOCAL AUTHORITY London Borough of Merton

EPC BAND C





Classification L2 - Business Data



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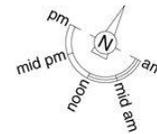
Approximate Gross Internal Area = 72.0 sq m / 775 sq ft
 (Excluding Areas With Reduced Headroom)
 Reduced Headroom = 1.0 sq m / 11 sq ft
 Total = 73.0 sq m / 786 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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