



UNIVERSITY ROAD, SW19
£525,000 SHARE OF FREEHOLD

A WELL PRESENTED TWO BEDROOM GARDEN FLAT.

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This bright and well-presented two-bedroom flat includes a reception room with a fireplace, original Victorian-style cornicing, and oak wooden floors. The property also features two double bedrooms, a modern bathroom, and an eat-in kitchen with access to a North-East facing rear garden with decking.

Colliers Wood offers a wealth of amenities, including major shopping destinations like the Tandem Centre and Priors Retail Park. With Tooting Broadway nearby, the area boasts an expanding selection of cafés, restaurants, and pubs, combining independent venues with popular chains.

The neighbourhood is also home to Merton Abbey Mills, a historic craft market and cultural hub with regular events, live performances, and artisan stalls. For fitness enthusiasts, there are local gyms, and nearby Wimbledon provides additional sports, leisure, and shopping facilities.

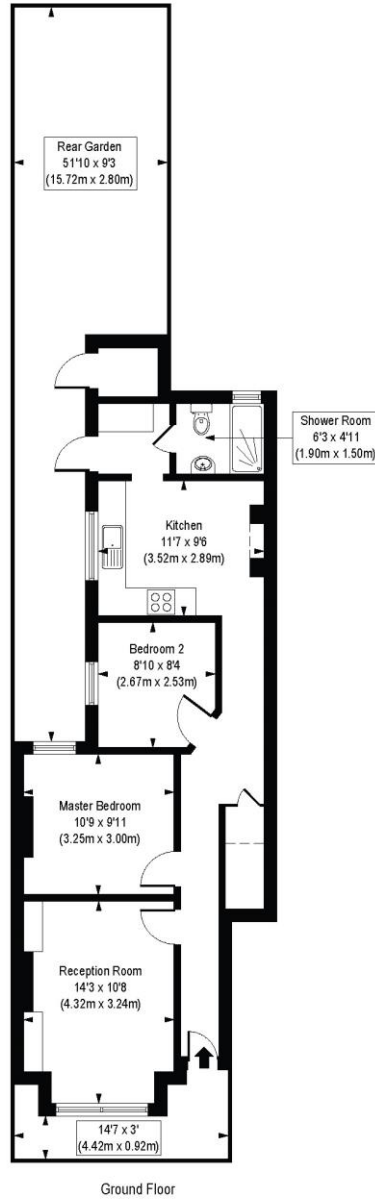
The area is well-connected, with Colliers Wood tube station (Northern Line) located approximately 0.2 miles away and Wimbledon Station about 1.5 miles away, both offering direct train and tube links to Central London, making it a convenient location for commuters. Local schools, such as Singlegate primary school and King's College School, are highly regarded, and the community enjoys access to excellent sports and recreational facilities, including tennis courts, golf courses, and leisure centres.

Merton Council Tax Band: C



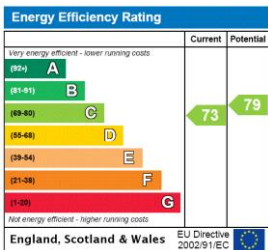
University Road, SW19

Approx. Gross Internal Floor Area 646 sq. ft / 60.04 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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