

**FOR SALE**



**Marlborough Road, Colliers Wood, SW19**

**GUIDE PRICE £775,000 Freehold**



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Discover this inviting and spacious four-bedroom mid-terrace home, located on the tranquil Marlborough Road in the heart of Colliers Wood. This charming property offers a harmonious blend of traditional features and modern comfort, making it an ideal choice for families or professionals alike.

On the ground floor, you'll find a welcoming hallway leading to a bright living room, complete with elegant bay windows and stylish hardwood flooring. The wide dining area connects seamlessly to a contemporary fitted kitchen, creating a perfect space for hosting and everyday living.


The first-floor features two generously sized double bedrooms, a single room, and a modern shower room. On the second floor, you'll discover an expansive primary bedroom, bathed in natural light from windows on both sides, accompanied by a luxurious three-piece bathroom with a shower over the bath.

Additional benefits include double-glazed windows throughout, gas central heating, and a large private garden, perfect for outdoor relaxation or entertaining.

Situated just a short walk from Colliers Wood Tube Station (Northern Line), this property offers exceptional transport links to Central London. The vibrant local area boasts an array of fantastic bars, pubs, restaurants, and shops, with the added convenience of St George's Hospital nearby.

This delightful home truly has it all; space, style, and a superb location. Don't miss out!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		85
69-80 <b>C</b>	72	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## Disclaimer

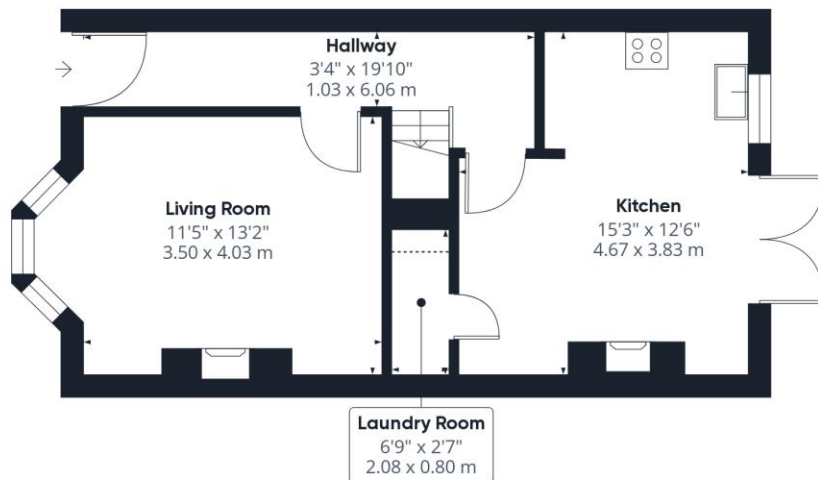
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



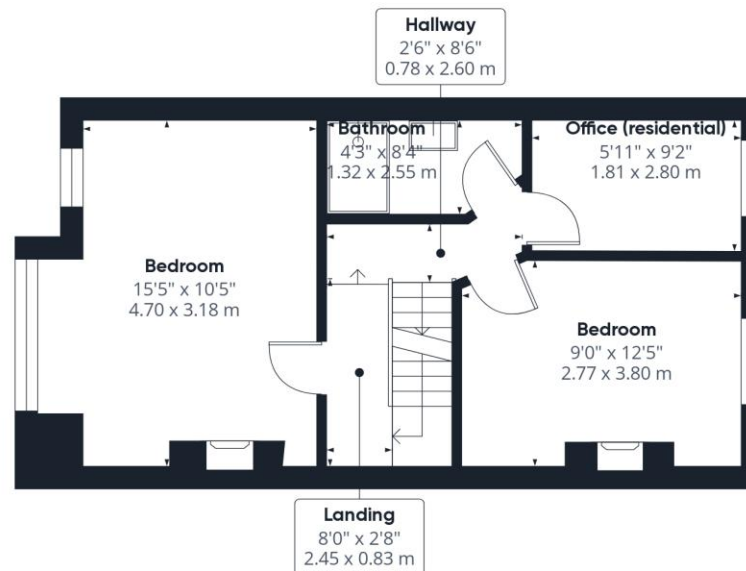




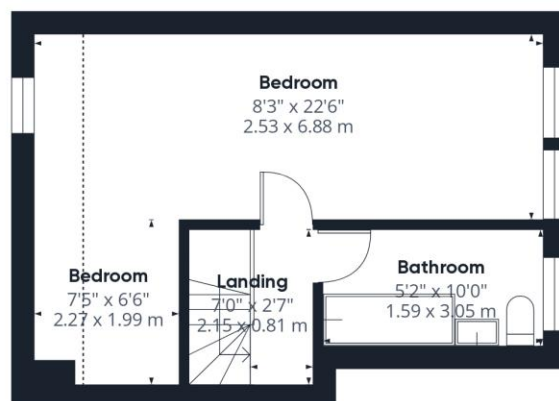




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

1142.49 ft<sup>2</sup>

106.14 m<sup>2</sup>

**Reduced headroom**

32.52 ft<sup>2</sup>

3.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Freehold

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

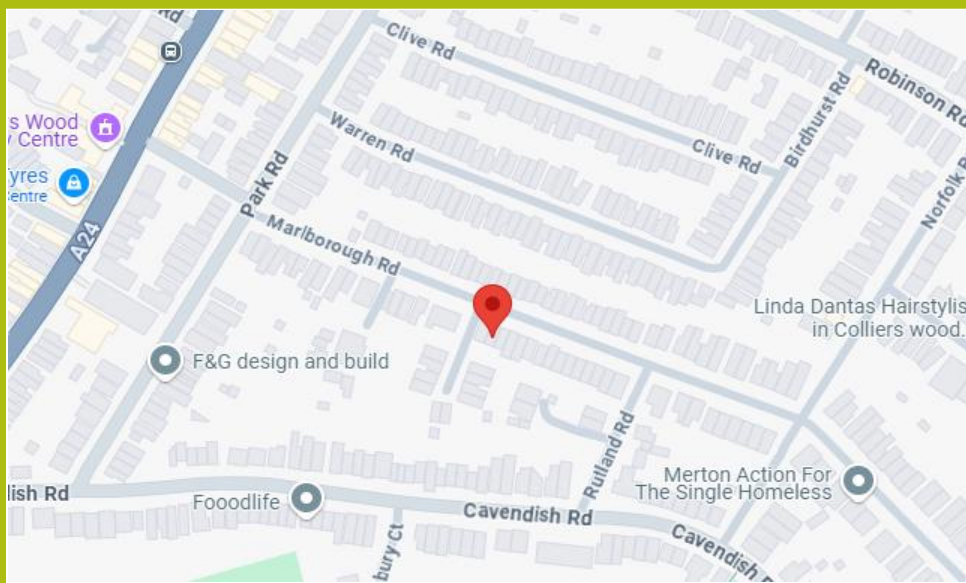


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



[samuelestates.com](http://samuelestates.com)