

FOR SALE



Denison Road, Colliers Wood, SW19

Guide Price £275,000.00 Share of Freehold

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Property Description


A good sized one bedroom top floor flat located on the quiet residential Denison Road, Colliers Wood, SW19. The property comprises of a good sized and well-lit reception room, a separate kitchen, a shower room and a double bedroom with plenty of storage. The property benefits from double glazed windows throughout and plenty of storage space.

The property is ideally located only a short walk to Colliers Wood Tube Station (Northern Line) providing you with excellent transport links across London and to the city along with great bus links on your doorstep.



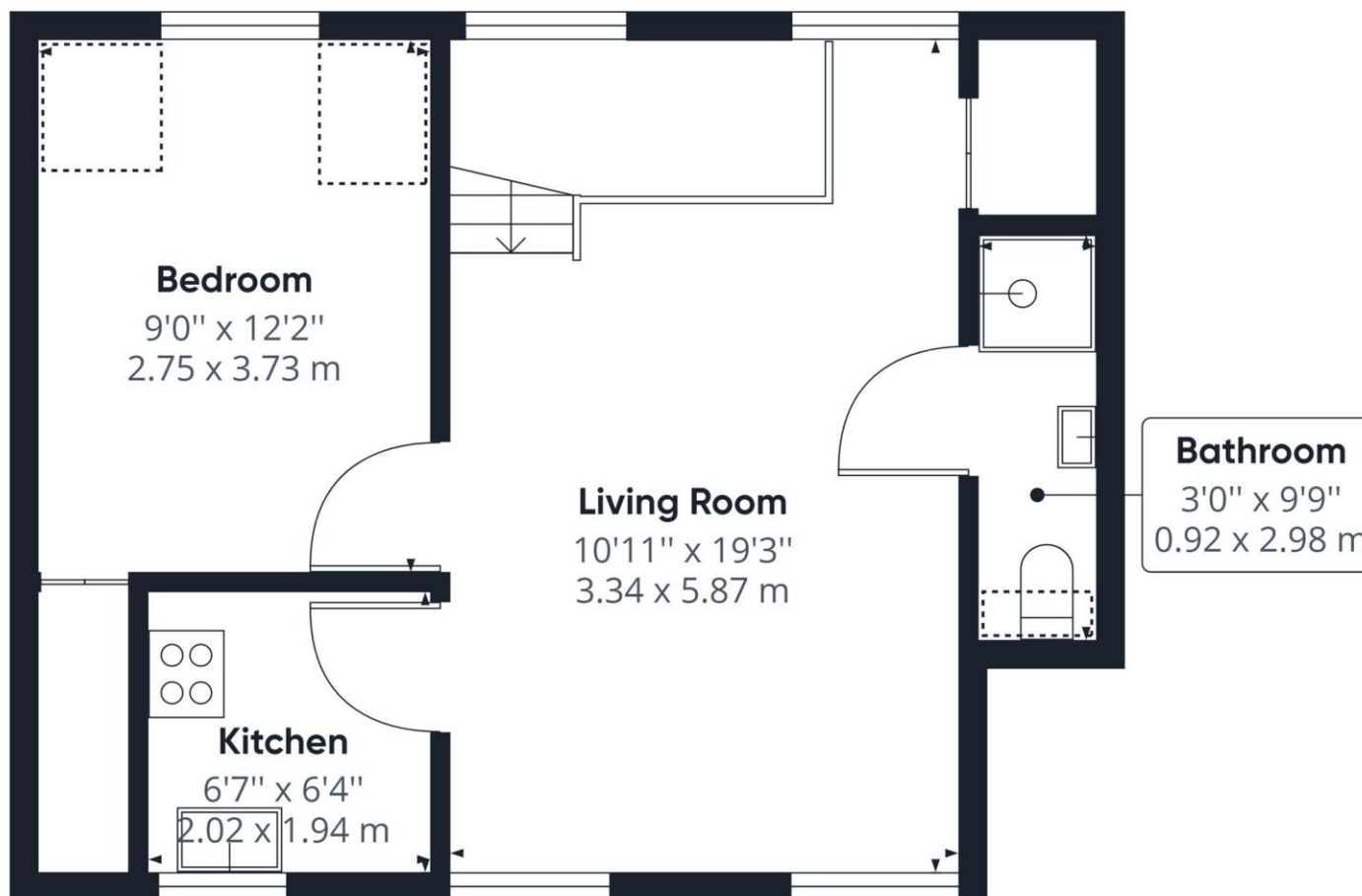
Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	57	57
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

405.90 ft²

37.71 m²

Reduced headroom

19.62 ft²

1.82 m²

(1) Excluding balconies and terraces

[Dashed line] Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Material Information

Tenure – Shared Freehold

Length Of Lease – 978

Service Charge – £0

Ground Rent – £0

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
No Parking



External Wall Survey
NA



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Standard, Superfast,
Ultrafast



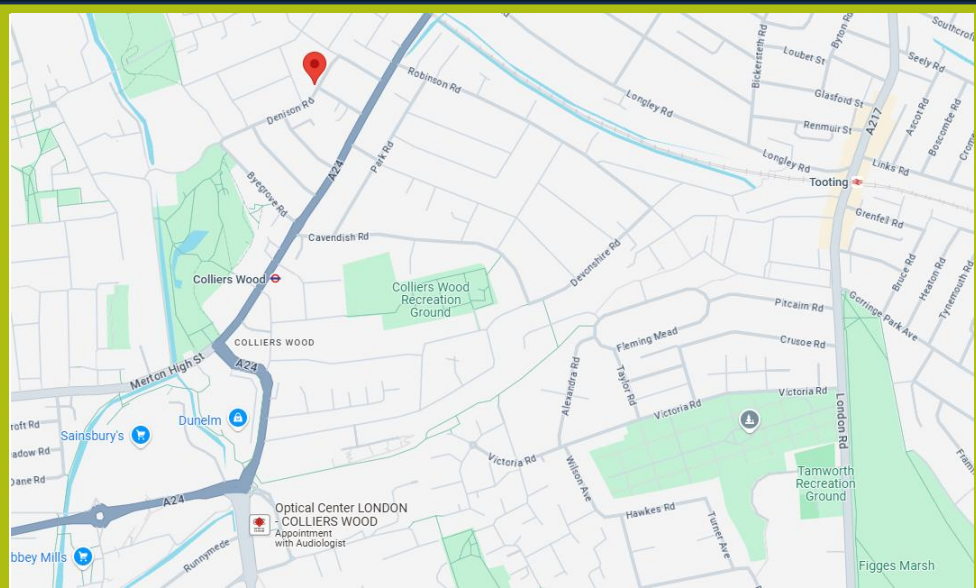
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: Very 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



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