



55 LIBERTY AVENUE, COLLIERS WOOD,  
LONDON, SW19 2QS

*Offers Invited £525,000 Freehold*



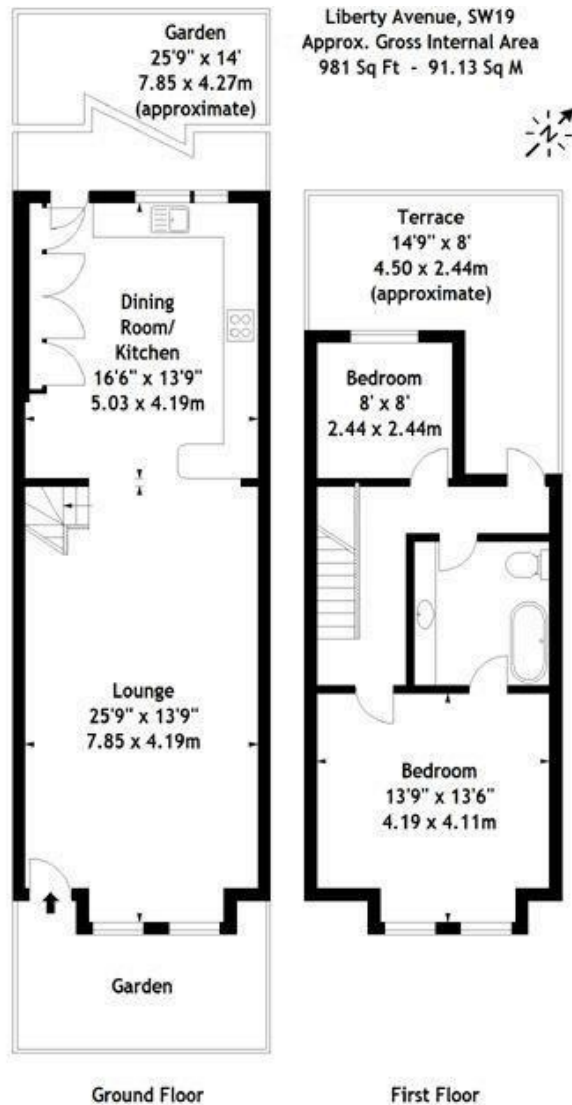
CHRISTOPHER ST. JAMES  
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.  
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Tel: 0845 643 4401 www.datography.com

### Description

Freehold mid terraced house for sale  
The property comprises a large open plan lounge kitchen/diner, 1 double bedroom, 1 single bedroom, family bathroom, balcony terrace and private garden.

EPC Rating: D  
Merton Council Tax Band: C

### Location

Just a 10 minute walk from Colliers Wood Underground Station, Liberty Avenue is located close to a wide range of local shops and amenities.

Central Wimbledon and Tooting are also within 15 Minutes of the property.

### VIEWINGS

Viewings available daily  
Please contact our residential team on 020 8296 1270 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)



### THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**Christopher St James**  
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