









#### welcome to

## **Coliston Passage, London**

A three bedroom mid terrace house on Coliston Passage ideally situated between Southfields, Wandsworth and East Putney.

This deluxe mews house comprises of three bedrooms, two bathrooms, one being a wet room on the ground floor, and spacious open plan lounge and kitchen with room for dining.

The property further benefits from having underfloor heating throughout the ground floor, fully owned solar panels and a large private rear garden and a shed perfect for storage. The property offers almost 1,000 square feet of living space and tastefully decorated throughout.

Coliston Passage would make an ideal purchase for a family or for investment purposes. An internal inspection is essential to truly appreciate the property.

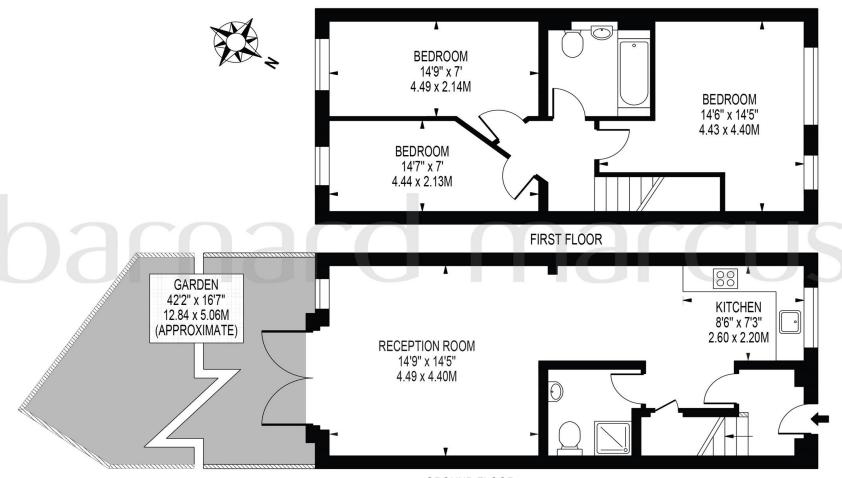






# **COLISTON PASSAGE**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 969 SQ FT - 90.04 SQ M



GROUND FLOOR FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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## **Coliston Passage, London**

- Mews House
- **Underfloor Heating**
- Three Bedrooms
- Two Bathrooms
- Solar Panels

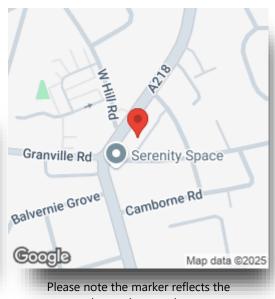
Tenure: Freehold EPC Rating: B

£800,000









postcode not the actual property

### view this property online barnardmarcus.co.uk/Property/SFS105672



Property Ref: SFS105672 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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020 8874 4106



southfields@barnardmarcus.co.uk



245 Wimbledon Park Road, Southfields, LONDON, SW18 5RJ



barnardmarcus.co.uk