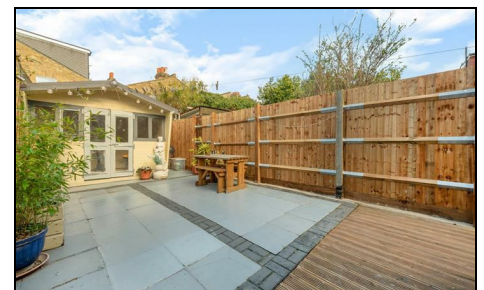
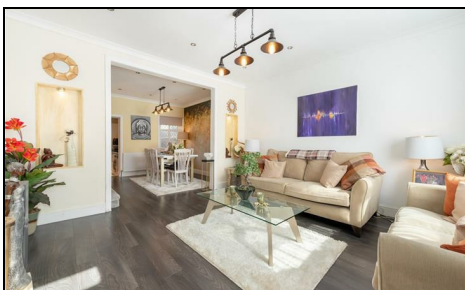


Denison Road Colliers Wood, SW19 2DH

Offers In Excess Of £800,000 Freehold

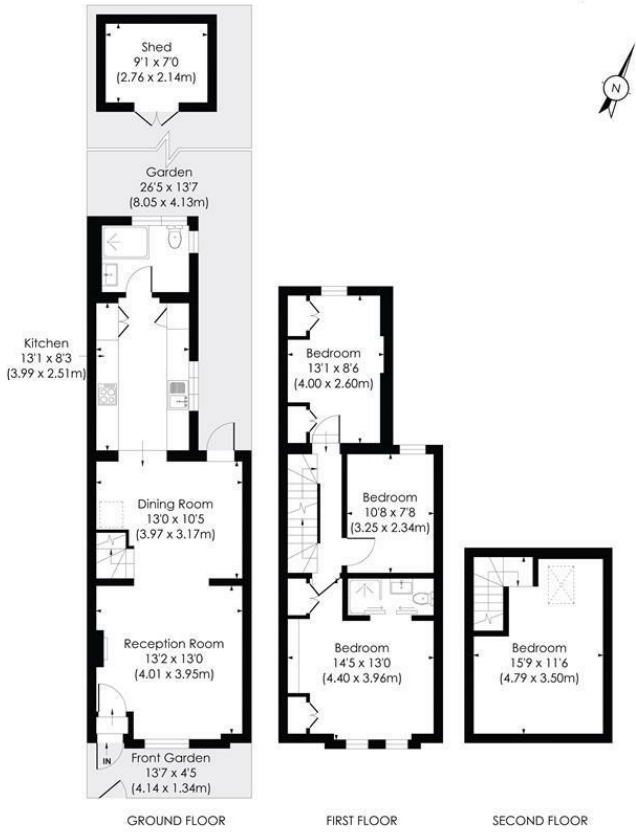


A beautifully presented three/four double bedroom, two bathroom period family house, located on a highly sought after tree-lined road close to the tube station, local shops, amenities of Tooting High Street and two wonderful parks. On the ground floor there is a through lounge/diner with period fireplace, downstairs shower room, spacious modern integrated kitchen, lovely rear garden with summer house that would certainly work well as a home office. Whilst the upper floors of this fabulous house offer a large master bedroom with en-suite and the three other well designed double bedrooms. Period houses on this road are rarely available and are very popular so we urge you to book viewings early to avoid disappointment.

DENISON ROAD, SW19

Approx. Gross Internal Floor Area

1121 Sq. ft/104.15 Sq. m
(Including reduced height)



pixangle PROPERTY MARKETING
 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Period Family Home
- Beautifully Presented
- Three/Four Double Bedrooms
- Two Bathrooms
- Highly Sought After Location
- Close To Tube Station
- Tooting High Street Nearby
- Merton Council Tax Band : D
- EPC Rating : E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	49	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

