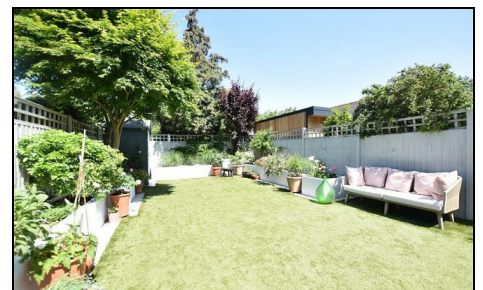


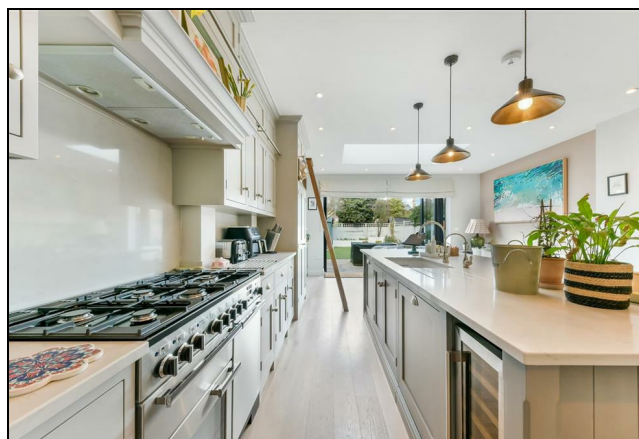
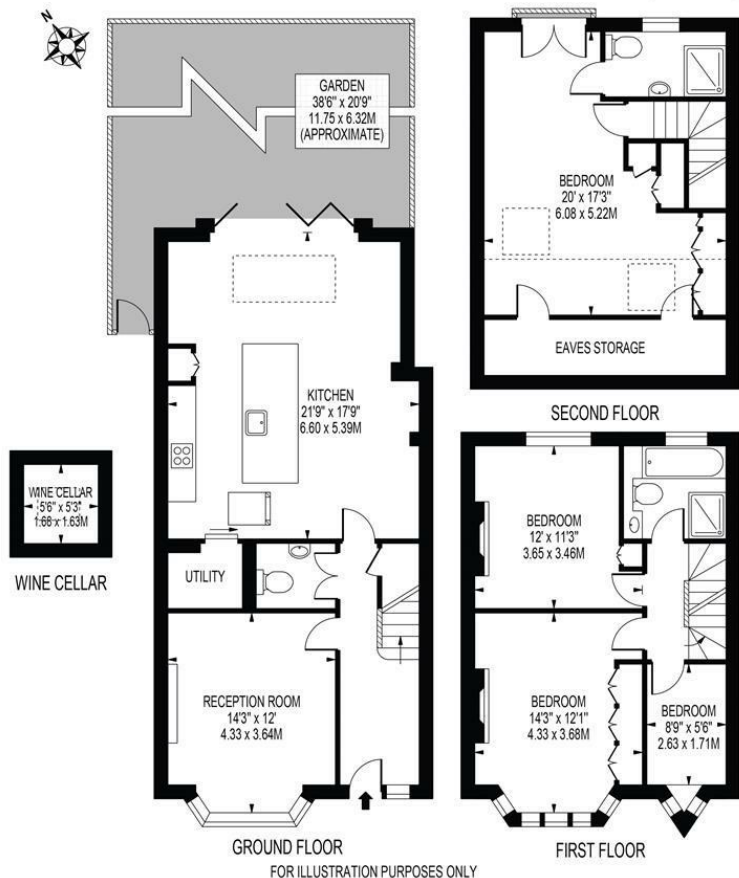
Clive Road Colliers Wood, SW19 2JB

£1,150,000 Freehold



A Truly Exceptional Period Family Home. This beautifully renovated four-bedroom, two-bathroom home is one of the finest to come to market in recent years. Ideally located near Colliers Wood Tube and Tooting High Street, it blends period charm with high-spec contemporary finishes - perfect for a growing family or professionals looking to lay down roots. The elegant front reception room, accessed via the spacious entrance hall, features a working log burner, while the heart of the home is the stunning extended kitchen, dining, and family space. The bespoke, handcrafted kitchen is one of the best we've seen, finished with quartz stone countertops and integrated appliances. A hatch leads to a spiral wine cellar, and bi-folding doors open onto a landscaped, low-maintenance garden. A utility cupboard and downstairs W.C. add further practicality. Upstairs, three well-proportioned bedrooms share a stylish family bathroom, while the impressive loft conversion offers a luxurious principal suite with an en-suite and Juliet balcony. Homes of this calibre rarely come to market—early viewing is highly recommended.

CLIVE ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1569 SQ FT - 145.74 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 140 SQ FT - 13.00 SQ M



- Semi Detached
- Four Bedrooms
- Beautifully Presented
- Fully Extended
- Two Bathrooms
- Landscaped Rear Garden
- Downstairs W/C
- Wine Cellar
- EPC Rating : D
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

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