



**DEVONSHIRE ROAD, COLLIERS WOOD
LONDON SW19**

£900,000 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Devonshire Road,
Colliers Wood, SW19

Approx. Gross Internal Area 1517 Sq Ft - 140.93 Sq M
(Including Eaves Storage, Restricted Height Area & Excluding Shed)

Approx. Gross Internal Area 1394 Sq Ft - 129.51 Sq M
(Excluding Eaves Storage, Restricted Height Area & Shed)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Description

Three storey mid terraced family home for sale

The house has been extended to create a spacious family layout, with two separate reception rooms on the ground floor which can be used as a formal lounge and a family room or home office depending on requirements. The fitted kitchen sits to the rear and leads out to the garden, making it practical for everyday family life and entertaining.

Over the upper two floors there are four good-sized bedrooms, allowing for a principal bedroom, children's rooms and a guest room or study if required. Two bathrooms serve the property, which is a real advantage for busy households and sharers alike.

Outside space and setting

To the front, the property forms part of a traditional mid-terrace streetscape on Devonshire Road, giving an attractive period feel and a strong sense of community. To the rear there is a private garden accessed directly from the house, providing valuable outdoor space for relaxing, play or al-fresco dining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Location

The house enjoys a sought-after position on a quiet residential street in the heart of Colliers Wood. The road sits within easy reach of the High Street and local amenities, including supermarkets, cafés, independent shops and useful everyday services, making it very convenient for both families and professionals.?

Transport links are a major attraction, with Colliers Wood Underground station (Northern Line) around a 5–7 minute walk away, and Tooting Rail/Tooting Broadway stations also accessible on foot, providing fast connections into central London and across South West London.?

The wider area is well served by parks, gyms and riverside walks along the Wandle, together with good access to medical facilities, opticians and other local services, all of which contribute to a practical and well-connected neighbourhood feel.

Key information

EPC Rating: C

Merton Council Tax Band: E

Viewing

Contact CSJ 020 8296 1270

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.
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