

FOR SALE



Palestine Grove, Colliers Wood, SW19

Offers In Excess Of £575,000 Freehold

 **2**

 **1**


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Property Description

Situated on a quiet road in the highly sought-after area of Colliers Wood, this stunning house offers an excellent opportunity to acquire a stylish two-bedroom house with a private garden.

The property benefits from a spacious living/dining area, a modern kitchen and bathroom, two double bedrooms and a rear garden providing both comfort and convenience.

This property is ideally positioned nearby a vibrant community near the historic Merton Abbey Mills Market and the River Wandle. Excellent transport links with the Northern Line at Colliers Wood and on the main bus network within walking distance. Enjoy the newly opened David Lloyds, weekend farmers and craft markets on site, and the open green spaces of Morden Hall Park right on your doorstep. For fitness enthusiasts, the Wandle Trail offers 11 miles of scenic pathways for running or cycling, extending from Carshalton to Battersea where it meets the Thames.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



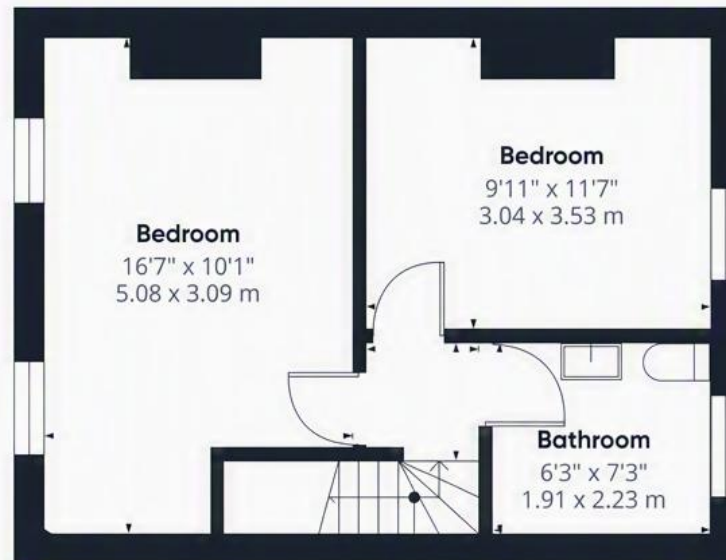
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Floor 0



Floor 1



GLA⁽¹⁾

884.65 ft²

82.19 m²

Total

884.65 ft²

82.19 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – C

Local Authority – Merton Council



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage



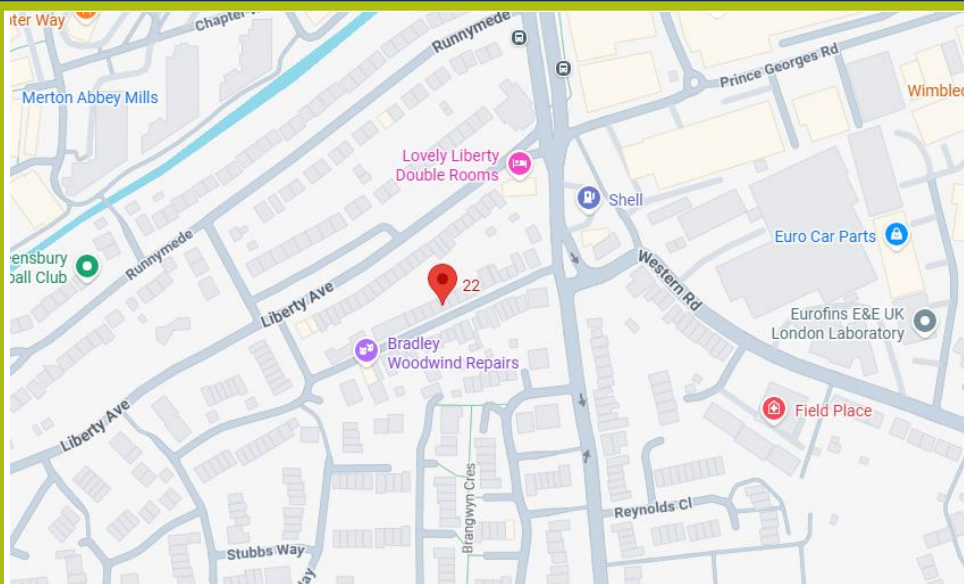
Flood Risk

Has the property been flooded in the past five years: NO

Level of risk: None



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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