

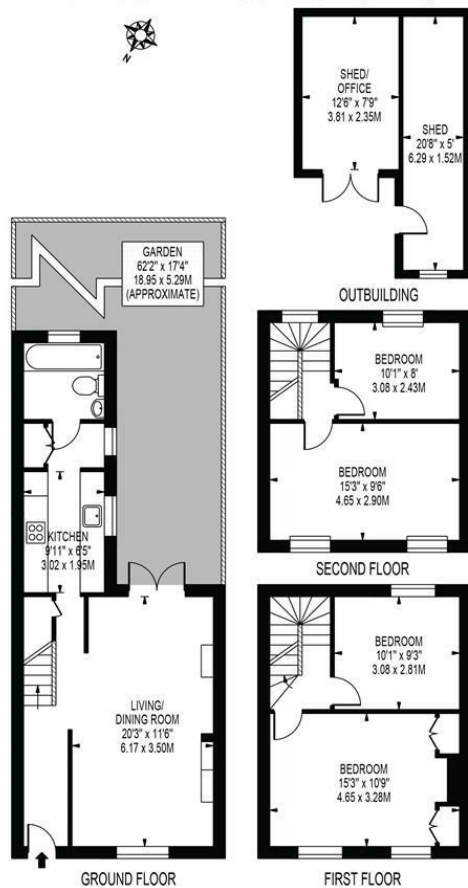
Palestine Grove Colliers Wood, SW19 2QN

£775,000 Freehold



A beautifully presented, four bedroom, extended Period family home, located on a quiet sought after road within easy access of Colliers Wood Tube Station and Tooting High Street. This exceptional property comprises of a through lounge/diner, modern fully fitted kitchen with direct access to the low maintenance rear garden with large home office and shed. On the first floor are two of the four bedrooms, whilst the loft has also been extended to create two further bedrooms. There is also planning permission in place to create a further bathroom on the first floor that would then make this house truly exceptional. A gorgeous house that must be viewed to be fully appreciated.

PALESTINE GROVE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1038 SQ FT - 96.26 SQ M
 (EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 204 SQ FT - 18.95 SQ M



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.

- Period Family Home
- Beautifully Presented
- Four Bedrooms
- South Facing Garden
- Quiet Street
- Home Office
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : C



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	71	81
EU Directive 2002/91/EC		

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