

**SW19**

*it's all in the postcode...*

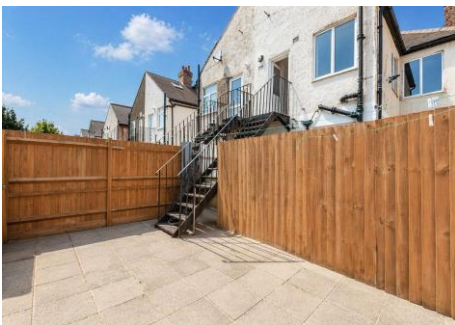


VIRTUALLY STAGED

**Dinton Road**  
**Colliers Wood**

**£389,000**

- Private south-facing garden
- First-floor maisonette
- Two bedrooms
- Fully boarded loft
- No onward chain
- Between Tooting and Colliers Wood
- Council tax Band B
- EPC Rating C



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

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A well presented two-bedroom maisonette that genuinely lives like a house, with its own private entrance, south-facing garden, and direct side access, a very different proposition to a standard flat. The reception room is bright and spacious, with a large bay window that floods the space with natural light. The kitchen is separate, well laid out, and opens onto the garden, ideal for outdoor dining and relaxing in the warmer months. The second bedroom works well as a home office or guest room. There is also a fully boarded loft providing excellent storage, with genuine extension potential subject to the usual permissions. The property is ideally positioned between Tooting and Colliers Wood High Streets, with Colliers Wood Northern Line station a short walk away. No onward chain. The lease has approximately 86 years remaining. The sellers are happy to assist any buyer with the extension process if needed.



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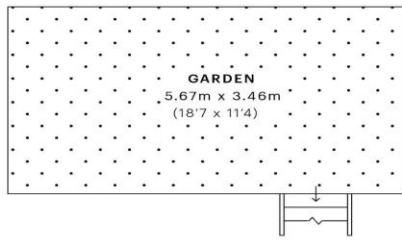
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**Dinton Road, SW19**

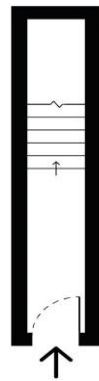
CAPTURE DATE  
11/03/2020

LASER SCAN POINTS  
24,291,035

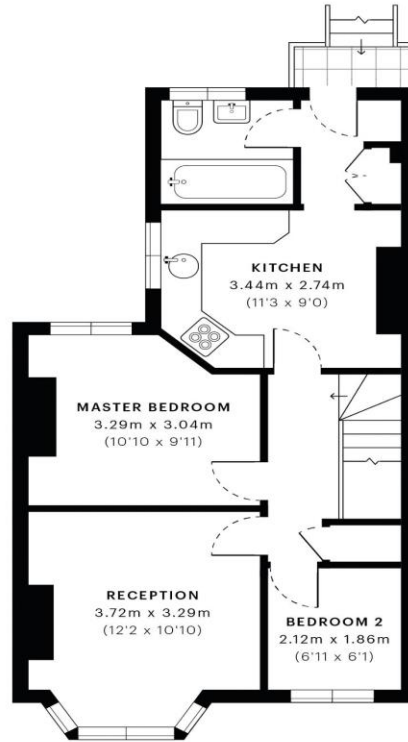
GROSS INTERNAL AREA  
52.5 Sqm / 565.4 Sqft



— Ground Floor




— Ground Floor



— First Floor

 GROSS INTERNAL AREA (GIA)  
The footprint of the property.  
**52.5 Sqm / 565.4 Sqft**

 NET INTERNAL AREA (NIA)  
Excludes walls and external features.  
Includes washrooms, restricted head  
**46.2 Sqm / 497.7 Sqft**

 EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.0 Sqm / 0.0 Sqft**

 RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
**0.0 Sqm / 0.0 Sqft**



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL  
51.5 Sqm / 554.1 Sqft  
IPMS 3C RESIDENTIAL  
47.2 Sqm / 508.4 Sqft

SPEC ID  
5e5d3a85c8bc390c803c9cda

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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