



**11 COLISTON PASSAGE, EARLSFIELD,  
LONDON, SW18 4PW**

***£450,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

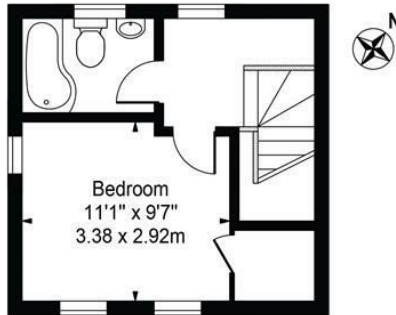
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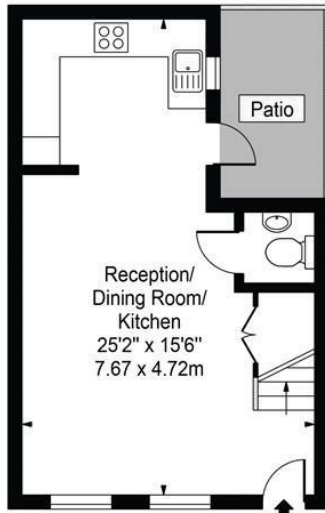
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## Coliston Passage, Wandsworth, SW18 4PW

Approx. Gross Internal Area 565 Sq Ft - 52.49 Sq M



First Floor



Ground Floor

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

Freehold modern mews house comprising open plan lounge / kitchen / dining and cloakroom to the ground floor with double bedroom and separate bathroom to first floor, outside is a small private garden area.

The property is nestled between Colliston Road and Brathway Road with the green open space of King Georges Park nearby

EPC Rating: C

Council tax: Wandsworth Band D

### VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email

info@csj.eu.com



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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