



**76B DENISON ROAD, COLLIERS WOOD,  
LONDON, SURREY, SW19 2DH**

***Offers In Excess Of £160,000 Leasehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

**[www.csj.eu.com](http://www.csj.eu.com)**

**[info@csj.eu.com](mailto:info@csj.eu.com)**



### Description

Cash buyers only \*\* Calling Owner Occupiers or BTL with estimated yield circa 9%  
Ground floor studio flat which has been fully refurbished by the current owners and is offered for sale with a brand new 999 year lease with a peppercorn ground rent and no service charge.

The property would suit both owner occupiers and BTL investors

### Location

The property is situated on the north side of Denison Road, at its junction with Carter Road with the shops and amenities of Colliers Wood & Tooting High Street being quickly accessible.  
Colliers Wood Underground Station (Northern line) is just 0.2 miles to the south

### Viewing

For internal inspection contact sole agents  
Christopher St James  
020 8296 1270

### Important info

EPC Rating D  
Council Tax: Merton Band B  
Ground Rent: Peppercorn  
Lease 999 yrs



### 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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London  
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