



**DENISON ROAD, COLLIERS WOOD  
LONDON SW19 2DH**

**£725,000 Freehold**



**CHRISTOPHER ST. JAMES**  
Established 1976

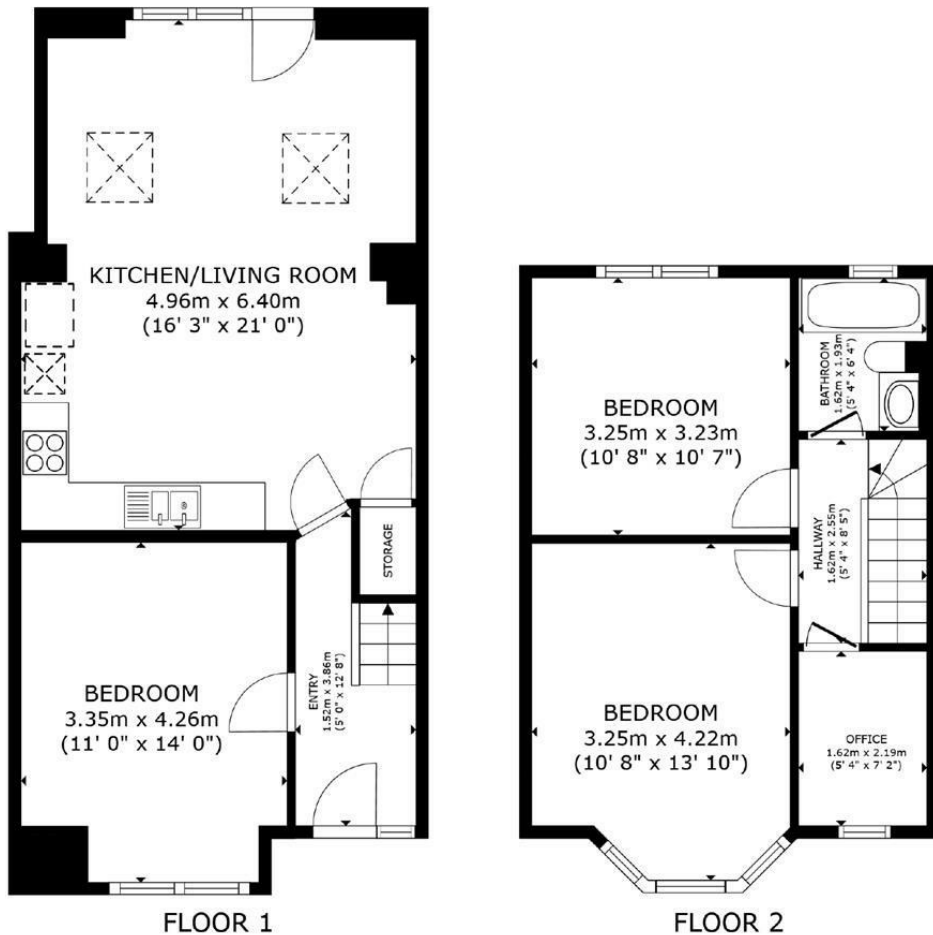
Residential / Commercial / Land & Development

**020 8296 1720**

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

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GROSS INTERNAL AREA  
 FLOOR 1 51.3 m<sup>2</sup> (553 sq.ft.) FLOOR 2 35.3 m<sup>2</sup> (380 sq.ft.)  
 TOTAL : 86.7 m<sup>2</sup> (933 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Description

Two storey mid terraced house with potential to extend into the loft space subject to the relevant planning consent.

Entered from a small front garden you step into a welcoming tiled entrance hall, with a versatile reception/bedroom to your left. The hall opens into an impressive open-plan lounge, dining area, and kitchen. This bright space features:

- Fully fitted kitchen
- Spotlights and roof lights for ample natural illumination
- Bi-fold doors overlooking the garden

The seamless design creates a perfect blend of indoor-outdoor living, ideal for both relaxation and entertaining. This modern home combines style and functionality, offering a comfortable and inviting living space flooded with natural light.

The first floor boasts two spacious double bedrooms and a versatile box room ideal for a single bed, home office or study. Wood strip flooring extends from the landing throughout these rooms. A modern family bathroom with fully tiled walls and floors completes this level.

The garden features a low-maintenance design with a inviting decked area for outdoor relaxation. A neatly laid lawn extends the usable space, while a shed at the garden's end provides convenient storage. This well-planned outdoor area offers easy upkeep and ample room for enjoyment.

## Location

Denison Road is nestled in the heart of Colliers Wood, southwest London. The property is just a 5-minute walk (0.3 miles) from Colliers Wood Underground Station, offering Northern Line services with direct access to central London. Haydons Road Railway Station is about 15 minutes away on foot (0.8 miles), providing Thameslink connections to Wimbledon, Sutton, and central London.

Excellent shopping options on your doorstep with the Tandem Centre housing stores like Next and Marks & Spencer, Boots, JD Sports, Nandos, and more. Supermarkets Sainsbury's, M&S, Aldi, Lidl & Asda are also within easy reach.

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### Council Tax & EPC

Merton Council Tax Band: B

Energy Performance Rating: Band C

### Price

The property is offered with vacant possession and no chain

Price £700,000 Freehold

### Viewings

Contact CSJ on 020 8296 1270

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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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