



**GROUND FLOOR, 14 BRISCOE ROAD,  
COLLIERS WOOD, LONDON, SW19 2AQ**

***£450,000 Share of Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

Residential / Commercial / Land & Development

**020 8296 1270**

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

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## Description

A ground floor garden flat recently refurbished by its owners now available to buy with a share of freehold

The property comprises entrance hall, lounge, kitchen / dining, double bedroom and family bathroom and private rear garden

This home has been refreshed throughout and recently undergone refurbishment works including new kitchen & bathroom

EPC Rating C

Merton Council Tax Band B

## Location

Briscoe Road is ideally located in a quiet residential area of Colliers Wood, offering excellent transport links and access to local amenities.

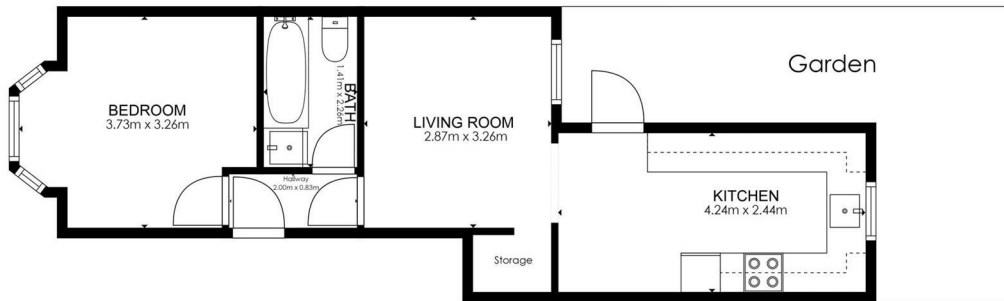
The property is just a short 6-minute walk (approximately 0.3 miles) from Colliers Wood Tube Station, which is served by the Northern line, providing direct routes into central London. Tooting Broadway Station is also within easy reach, approximately 0.8 miles away (a 16-minute walk).

For rail services, Haydons Road Station is about 1 mile from the property, offering Thameslink connections.

## Viewings

Contact Christopher St James 020 8296 1270

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TOTAL: 36.71 m<sup>2</sup> / 395.14 ft<sup>2</sup>  
(internal only)

Disclaimer:

Floor plan not drawn to scale, drawing and dimensions are for guidance only. Whilst every care is taken to prepare this plan, no guarantees or responsibility are made towards the accuracy or completeness of the floor plan.



## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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