



**46 PALESTINE GROVE, COLLIERS WOOD,
LONDON, SURREY, SW19 2QN**

Offers Invited £499,950 Freehold



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

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Description:

Set on a quiet residential street in the heart of Colliers Wood, this end-of-terrace home offers a fantastic opportunity for buyers seeking a property with potential in a well-connected South West London location.

The ground floor comprises a welcoming entrance hall, a spacious reception room perfect for relaxing or entertaining, and a separate kitchen with direct access to the private rear garden. Upstairs, you'll find two generously sized double bedrooms and a family bathroom. With the added benefit of off-street parking and a private garden, this property is ideal for those looking to create a comfortable home with scope to modernize.

This spacious property offers generous room sizes and a traditional layout, with plenty of scope for refurbishment and modernization. Whether you're an investor, a first-time buyer, or someone seeking a project, this home has the potential to become something truly special.

Location:

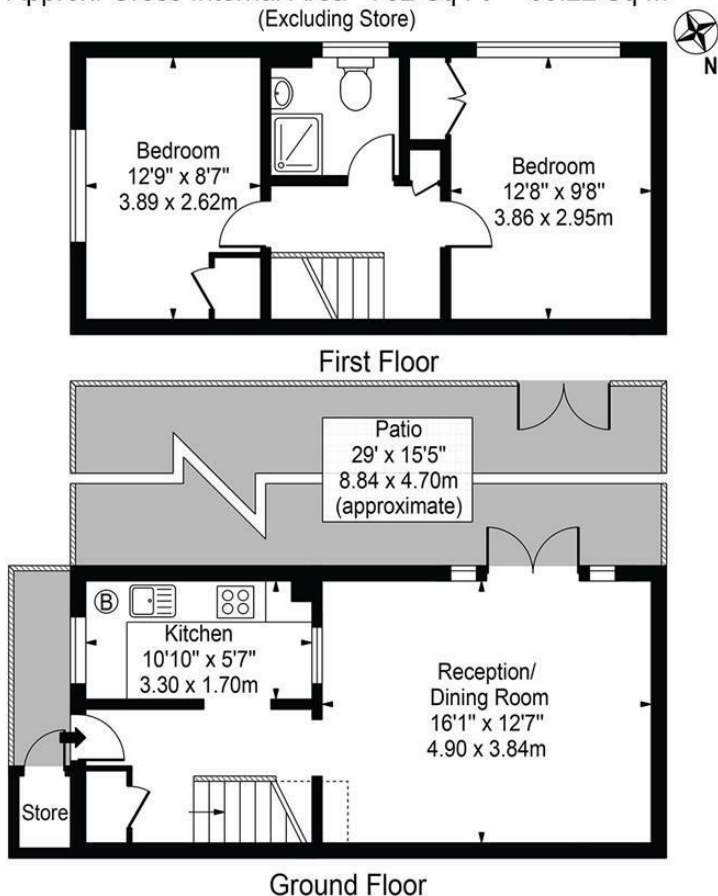
Located in the vibrant area of Colliers Wood, this property benefits from:

- . Colliers Wood Underground Station (Northern Line) just a short walk away
- . Wandle Park & River Wandle Trail nearby for green space and leisure
- . Tandem Centre & Merton Abbey Mills offering shops, cafés, and weekend markets
- . Excellent transport links to Central London and surrounding areas
- . Close to local schools, nurseries, and amenities

With its prime location and untapped potential, 46 Palestine Grove is a blank canvas ready for transformation.



Palestine Grove,
Colliers Wood, SW19 2QN
Approx. Gross Internal Area 702 Sq Ft - 65.22 Sq M
(Excluding Store)



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

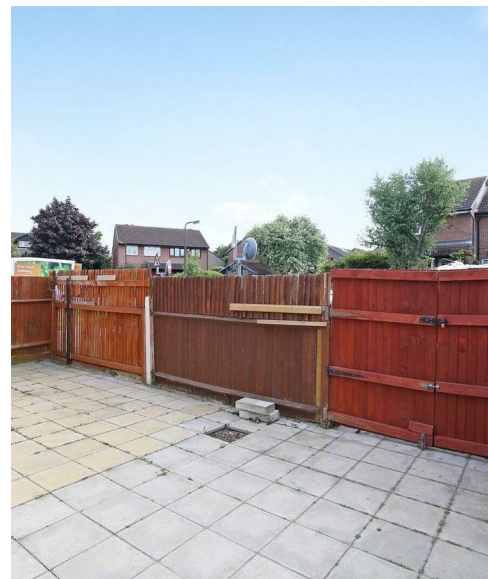
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This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email
info@csj.eu.com



THE SMALL PRINT

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