



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

Guide Price £450,000 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:

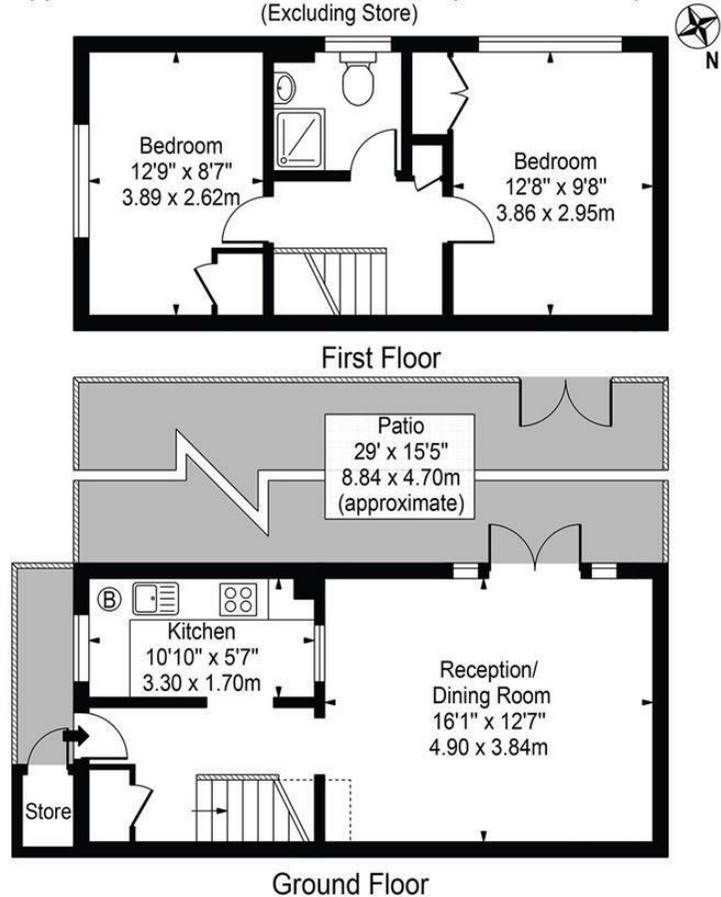
Located in the vibrant area of Colliers Wood, this property benefits from:

- . 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
 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.

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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