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

Offers Invited £499,950 Freehold

CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

info@csj.eu.com

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

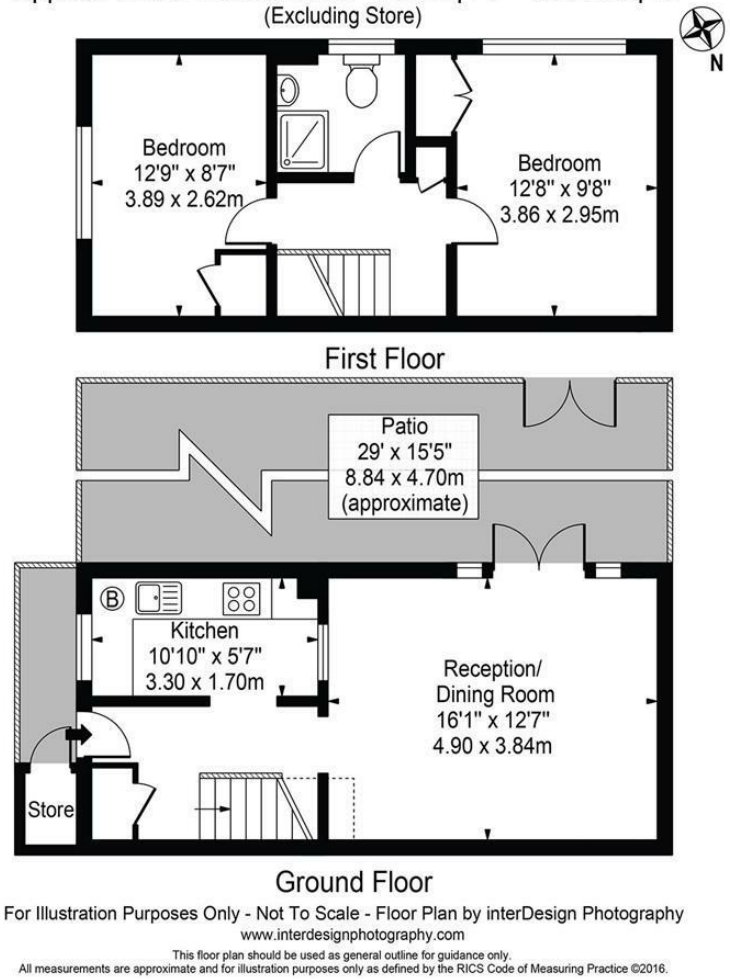
. Excellent transport links to Central London and surrounding areas

. 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

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.

Christopher St James
61 High Street Colliers
London
SW19 2JF

C S J
CHRISTOPHER ST. JAMES
Established 1976
Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
info@csj.eu.com