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## DINTON ROAD COLLIERS WOOD



**SOLD**

**REF: 2675972**

### **2 Bed, Maisonette, Private Garden**

**Amazing Transportation links - Modern Bathroom - Private Garden - Two Double Bedrooms - Great Location**

This spacious double bedroom property located on Dinton Road in Colliers Wood is an irresistible find with a superb private garden, fantastic transportation links and its proximity to many local amenities and attractions. The property is perfect for a first time buyer or a buy to let investor, having two bedrooms, a modern bathroom, bright reception area and a handsome kitchen leading out into the private, sunny garden. Perfect for gardening lovers or a sunny barbeque! Just a few minutes wal... [continued below](#)

**Train/Tube** - Colliers Wood, Tooting Bec, Tooting Broadway, Haydons Road  
**Local Authority/Council Tax** - Merton



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# DINTON ROAD COLLIERS WOOD



Bedroom 1



Bedroom 2



Garden



Bathroom



Reception



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## Dinton Road

Approximate Gross Internal Area = 490 sq ft / 45.5 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 6 sq ft / 0.6 sq m

Total = 496 sq ft / 46.1 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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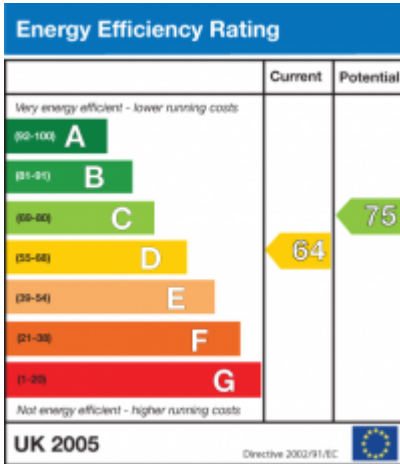
This spacious double bedroom property located on Dinton Road in Colliers Wood is an irresistible find with a superb private garden, fantastic transportation links and its proximity to many local amenities and attractions.

The property is perfect for a first time buyer or a buy to let investor, having two bedrooms, a modern bathroom, bright reception area and a handsome kitchen leading out into the private, sunny garden. Perfect for gardening lovers or a sunny barbeque!

Just a few minutes walk from Wandle Meadow Nature Park, St George's Hospital and in the catchment area of a number of schools. The area is also full of local amenities like gastro-pubs, restaurants and shops. Various bus stops and train stations are within walking distance. You would be living just 10 minutes walk away from Colliers Wood and Tooting Broadway Underground Stations, giving easy access to the heart of London! And 20 minutes away from Tooting and Haydons Road Train Stations.



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**CALL 020 8772 7200**

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## **When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Tooting Sales Office quoting 2675972**

## **DISCLAIMER**

**VIEWING:** strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

## **PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.