



**Tooting Sales**, 62 Tooting High Street, London SW17 0RN  
T 020 8772 7200 E [tootsales@ludlowthompson.com](mailto:tootsales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

## DENISON ROAD COLLIERS WOOD



**£700,000 FOR SALE**

**REF: 2828216**

### **3 Bed, Terraced House, Private Garden**

**Period Kurb Appeal - Three Floors - Chain Free - Three Double Bedrooms - Two Reception Rooms - En-Suite**

**Three Double Bedrooms. 2 Bathrooms. 3 Levels. Sunny Garden. Chain Free.** This beautiful, three double bedroom, two bathroom, mid terrace family home has accommodation comprising a spacious reception room and dining room, with a modern kitchen leading onto the private garden. This property also boasts two double bedrooms and a family bathroom on the first floor, with an additional master double bedroom with en suite shower room and eaves storage in the loft conversion. This property is located... **continued below**

**Train/Tube - Colliers Wood, Tooting Bec, Haydons Road, Tooting Broadway**

**Local Authority/Council Tax - Merton**

**ludlowthompson**



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Reception



Garden 2



Kitchen 1



Dining



Reception



Master Bedroom



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Master Bedroom



En-Suite



Bedroom 2



Bedroom 2



Bedroom 3



External



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Stairs



Garden 1



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## Denison Road

Approximate Gross Internal Area = 962 sq ft / 89.4 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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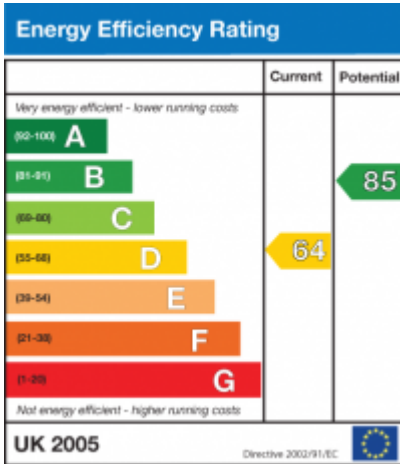
Three Double Bedrooms. 2 Bathrooms. 3 Levels. Sunny Garden. Chain Free.

This beautiful, three double bedroom, two bathroom, mid terrace family home has accommodation comprising a spacious reception room and dining room, with a modern kitchen leading onto the private garden. This property also boasts two double bedrooms and a family bathroom on the first floor, with an additional master double bedroom with en suite shower room and eaves storage in the loft conversion.

This property is located in the heart of Colliers Wood just a short walk from Colliers Wood Underground Station (Northern Line), Singlegate Primary School and St. Georges Hospital. Offered to the market chain free.



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**CALL 020 8772 7200**

**REF: 2828216**

**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 2828216**

**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.