

**Denison Road
Colliers Wood, SW19 2DJ**

£440,000 Leasehold - Share of Freehold



A bright, spacious and beautifully presented two bedroom maisonette, located on a sought after road on the route of the Northern Line between Tooting Broadway and Colliers Wood . Full of character, this tastefully-decorated property has real charm and would be ideal purchase for the first time buyer looking to be close to the Northern line. Other points to note are a share of freehold and the potential to extend into the loft void subject to the usual planning permissions.

1B Denison Road, SW19

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft

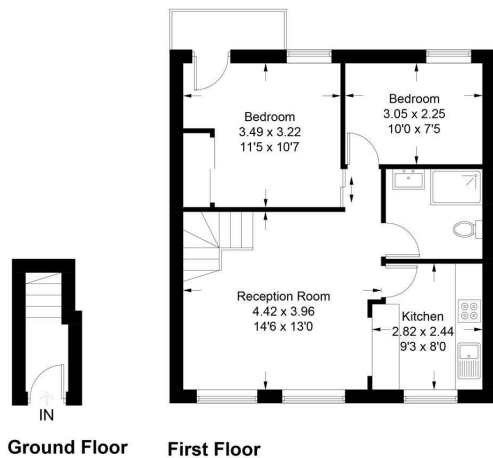




Illustration for identification purposes only. Measurements are approximate, not to scale. floorplans.usketch.com © (ID850652)



- Two Double Bedrooms
- Period Conversion
- Close To Tube Station
- Ideal First Time Purchase
- Potential To Extend
- Share Of Freehold
- EPC Rating : C
- Merton Council Tax Band : C
- Lease Remaining (Years): 108 (From 2005)
- No Ground Rent or Service Charges

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		69	78
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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