



## Denison Road, Colliers Wood

£900,000 Freehold

Period Terraced House - 4 Double Bedrooms - 2 Reception Rooms

Stunning Kitchen - Private Garden - Utility Area & Downstairs WC

Beautiful Condition - Close To Colliers Wood Tube & High Street

Exceptional Bathroom & 2nd Shower Room - EPC 'D'

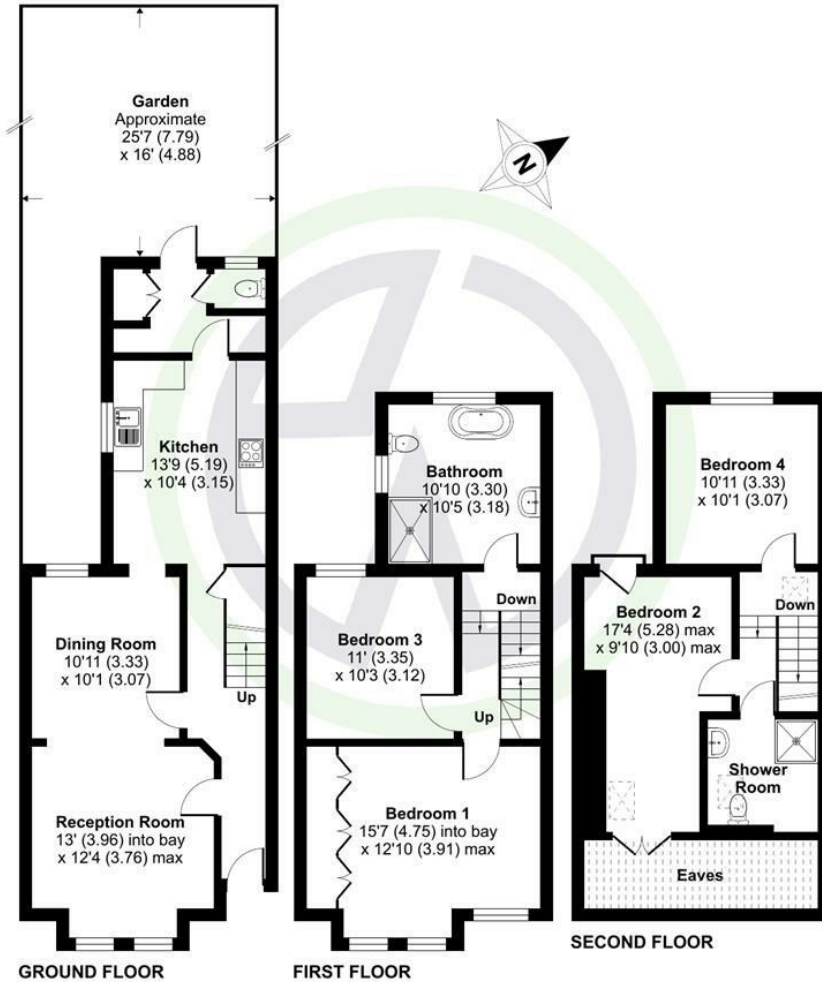


# Denison Road, Colliers Wood

## Denison Road, London, SW19

Approximate Area = 1473 sq ft / 136.8 sq m  
 Limited Use Area(s) = 74 sq ft / 6.9 sq m  
 Total = 1547 sq ft / 143.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Edisson White. REF: 1063567



London Borough of Merton  
 Tax Band D  
 Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			62
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These details and any pictures or plans represent our opinion and are given in good faith for guidance only. They must not be construed as statements or fact. These particulars do not constitute part of an offer or contract. We have not tested the services, appliances or specified fittings and would highly recommend a purchaser to carry out their own survey on the property.



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