



**76 DENISON ROAD, COLLIERS WOOD,
LONDON, SURREY, SW19 2DH**

Offers In Excess Of £250,000 Leasehold



CHRISTOPHER ST. JAMES
Established 1976

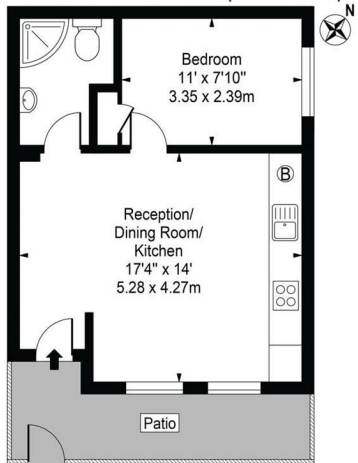
Residential / Commercial / Land & Development

020 8296 1270

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Denison Road, SW19 2DH
Approx. Gross Internal Area 375 Sq Ft - 34.84 Sq M



Ground Floor

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).



Description

Ground floor flat comprising open plan lounge / kitchen, double bedroom and shower room

The property has just been refurbished by its current owners and has that new home feel for someone to move straight in

Sold with new 999 year Lease from completion at a peppercorn ground rent and no service charge

Location

The property is situated on the north side of Denison Road, at its junction with Carter Road with the shops and amenities of Colliers Wood & Tooting High Street being quickly accessible.

Colliers Wood Underground Station (Northern line) is just 0.2 miles to the south

Viewing

For internal inspection contact sole agents

Christopher St James

020 8296 1270

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.

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