



**NORFOLK ROAD, COLLIERS WOOD  
LONDON, SW19 2HE**

***£750,000 Freehold***



**CHRISTOPHER ST. JAMES**  
Established 1976

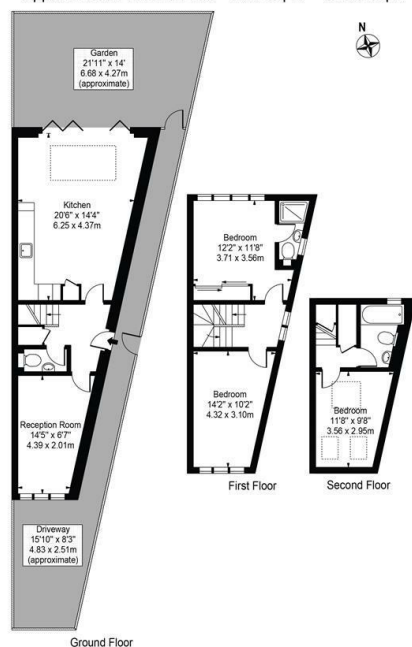
Residential / Commercial / Land & Development

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Norfolk Road,  
Colliers Wood, SW19 2HE  
Approx. Gross Internal Area 1028 Sq Ft - 95.50 Sq M



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.



## 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.

## Description

A beautifully finished brand new end of terrace house with 10 year new build warranty, off street parking, under floor heating, Alarm & CCTV, Neff hide & slide oven, combination microwave, Quooker 3 in 1 boiling tap, venting induction hob with underground extraction, Quartz countertops and 18 bottle wine cooler are just a few features found in this stunning home

The property comprises entrance hall with cloakroom and storage, reception room, open plan lounge / kitchen / diner to ground floor, two double bedrooms one with en suite shower room to first floor and further bedroom and bathroom at second floor

Council Tax: C

EPC Rating: B

## Location

Norfolk Road is quietly positioned on a residential street in the Colliers Wood area of SW19, within the London Borough of Merton. The property is a short walk from Colliers Wood Underground Station (Northern Line, Zone 3), with Tooting Rail and Tooting Broadway Underground stations also within comfortable walking distance, giving fast links into central London and across south-west London

Local amenities include Colliers Wood High Street, large supermarkets, cafés and everyday services, all close by, making this a very convenient place to live. The area also benefits from nearby green spaces and riverside walks along the Wandle, adding to the appeal for both families and professionals.

Schooling is a key attraction around Colliers Wood, with popular primary options such as Singlegate Primary School, Gatton Primary, Tooting Primary, Liberty Primary, All Saints' CofE, and other well-regarded primaries serving the locality. For secondary education, Harris Academy Wimbledon, Rutlish School and Ricards Lodge High School are among the notable nearby schools, offering a range of high-performing mixed and single-sex options within a reasonable distance of Norfolk Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email [info@csj.eu.com](mailto:info@csj.eu.com)

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