

C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



7A Christchurch Close, London, SW19 2NZ

£650,000

This is a unique opportunity to acquire a modern, contemporary new home. Not a cheaply built timber framed estate house but a well-constructed detached modern style property that is genuine brick and block built.

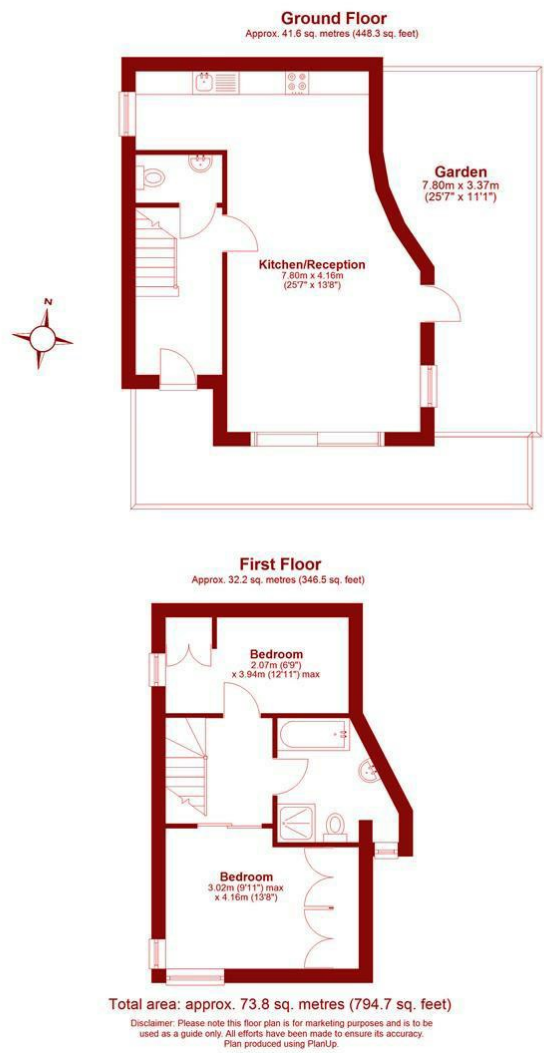
As well as being well constructed, it boasts air conditioning. If Climate soothsayers are to be believed this will be a welcome feature in the coming years as is the energy saving solar panels on the roof.

Proper zoned underfloor heating is another desired benefit and all these features together combine to give this remarkable home an energy efficiency rating of B.

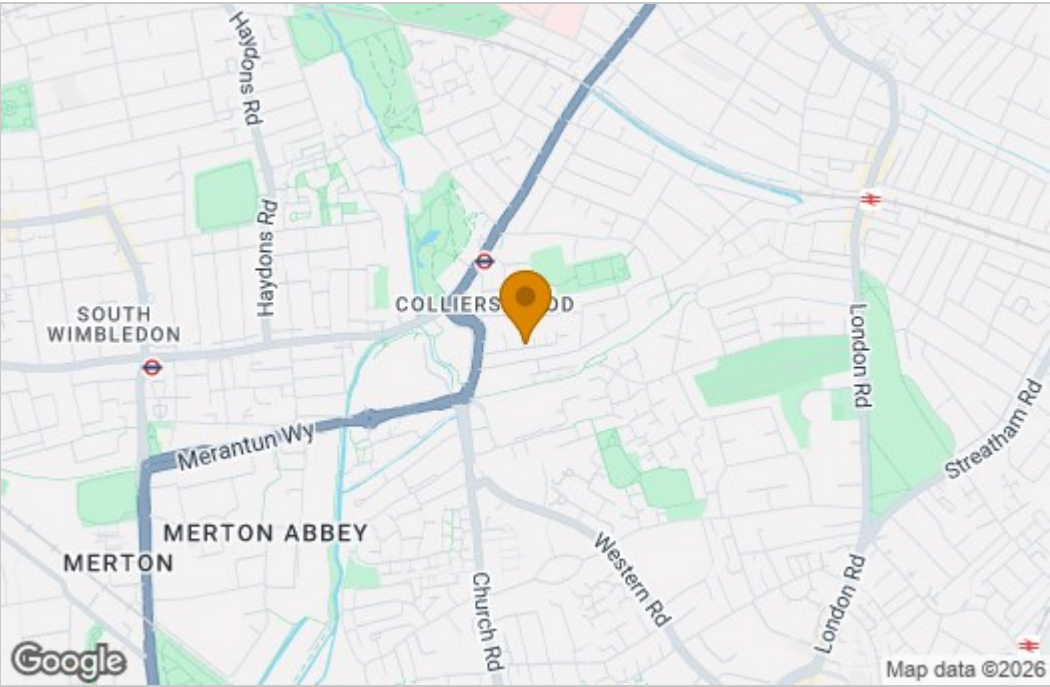
Located on a quiet tree lined residential road in Colliers Wood it is nestled conveniently close to Colliers Wood 24 hour Northern line tube, there are two parks very close by and a hidden gem that is Merton Abbey Mills market area (great for food and drink). A giant Sainsburys and Marks and Spencer's are on your doorstep as well as a number of pleasant pubs and bars. For those that enjoy fishing or just river strolls, the River Wandle is a popular local attraction with an abundance of wildlife and even the odd kingfisher has been sighted.

I honestly am at a loss to see where else you can find a detached house offering so much, right on Wimbledon's doorstep at this price level.

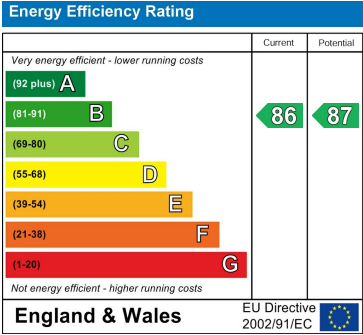
Floor Plan



Area Map



Energy Efficiency Graph



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