

## Palestine Grove Colliers Wood, SW19 2QN

£600,000 Freehold



**A beautifully presented two double bedroom, rear extended Period Family home located on a quiet road a short walk to Colliers Wood Tube and amenities. Comprising of a fantastic sized lounge/diner with two feature fireplace, a rear extension that creates a large modern fully fitted kitchen with direct access to the private rear garden. Upstairs are two spacious double bedrooms and the modern family bathroom. There is potential for a loft conversion subject to the usual planning permissions. A gorgeous home that must be viewed if you are looking to buy in the SW19 area.**



GLA<sup>01</sup>  
884.65 ft<sup>2</sup>  
82.19 m<sup>2</sup>

Total  
884.65 ft<sup>2</sup>  
82.19 m<sup>2</sup>



- Period House
- Beautifully Presented
- Two Double Bedrooms
- Sought After Location
- Close To Tube Station
- Great Amenities Nearby
- EPC Rating : C
- Merton Council Tax Band : C

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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