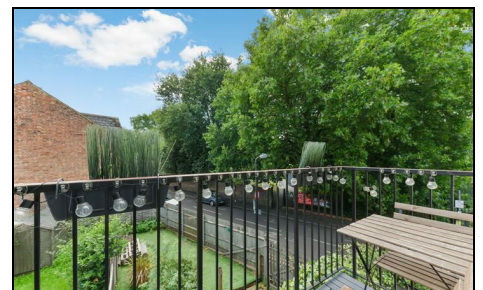


## Denison Road Colliers Wood, SW19 2DJ

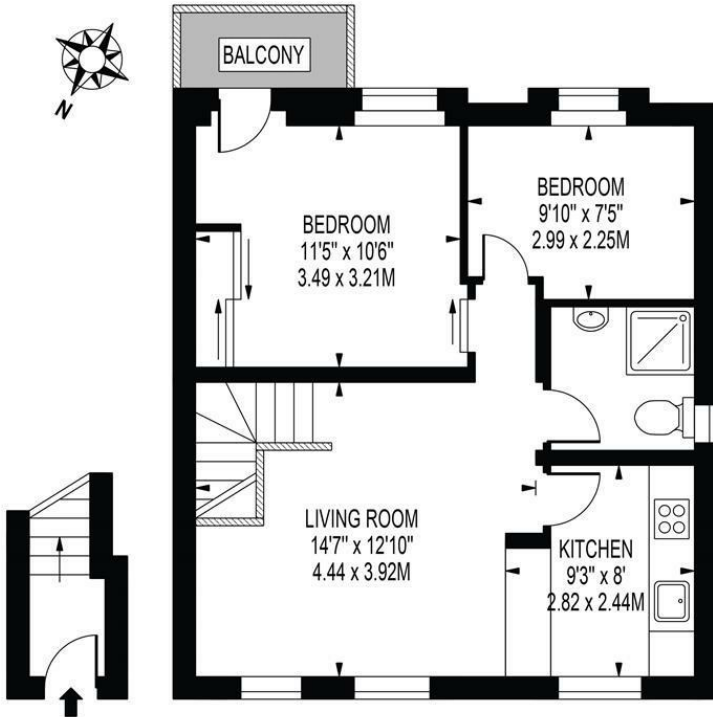
**£425,000 Leasehold - Share of Freehold**



**A bright, spacious and beautifully presented two bedroom maisonette, located on a sought after road on the route of the Northern Line between Tooting Broadway and Colliers Wood . Full of character, this tastefully-decorated property has real charm and would be ideal purchase for the first time buyer looking to be close to the Northern line. Other points to note are a share of freehold and the potential to extend into the loft void subject to the usual planning permissions.**

## DENISON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 545 SQ FT - 50.60 SQ M



GROUND FLOOR  
ENTRANCE

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedrooms
- Period Conversion
- Close To Tube Station
- Ideal First Time Purchase
- Potential To Extend
- Share Of Freehold
- EPC Rating : C
- Merton Council Tax Band : C
- Lease : 125 Years From 18 February 2005
- No Ground Rent or Service Charges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

