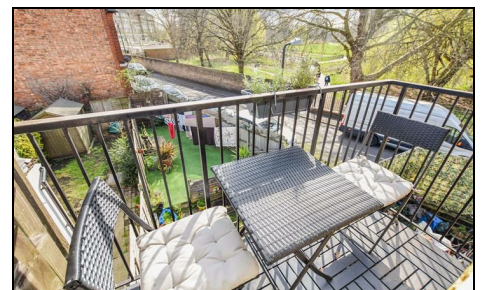


**Denison Road
Colliers Wood, SW19 2DJ**

£450,000 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.

1B Denison Road, SW19

Approximate Gross Internal Area = 50.7 sq m / 546 sq ft

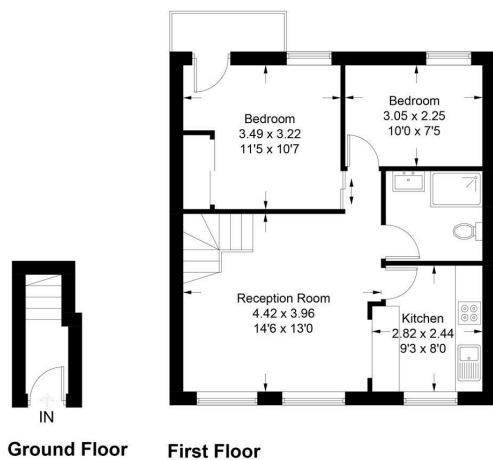


Illustration for identification purposes only. measurements are approximate, not to scale. floorplans.usketch.com © (ID850652)



- 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518



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

