



COLISTON ROAD, LONDON, SW18
£1,000,000

Carter Jonas

COLISTON ROAD, LONDON, SW18

A charming four bedroom house on this quiet residential road. This delightful home is a fantastic opportunity to put your own touches on and make a family home.

The property comprises a reception to the front of an open plan reception area leading down to an extended fitted kitchen with dining area and further seating area. There are floor to ceiling sliding doors leading out to a patio garden with useful outdoor storage space.

The first floor comprises three bedrooms and a family bathroom. The loft has been converted to include a large bedroom with built in cupboards and a bathroom and utility room to the rear.

Coliston Road is a sought after road in Southfields with the underground, artisanal shops and restaurants (965m away) along with Southside Shopping Centre (806 metres away) in Wandsworth.

Sole Agents. Chain free.



AMENITIES

- Four bedrooms
- Freehold
- Quiet road
- Chain free

TENURE Freehold

LOCAL AUTHORITY

EPC BAND C



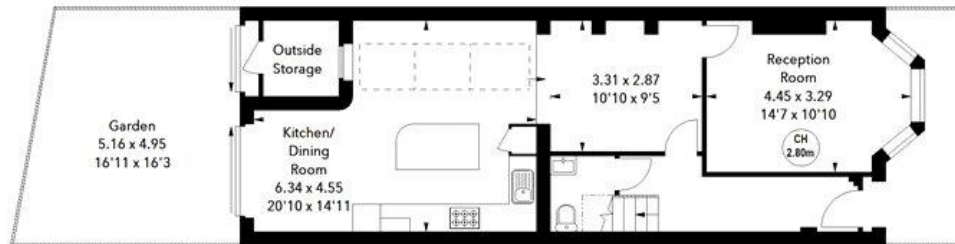
Classification E2 - Business Data



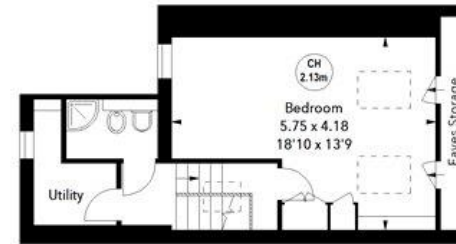
Classification L2 - Business Data

Coliston Road , SW18
 Approximate Area = 143.81 sq m / 1548 sq ft
 (Including Eaves Storage)
 Eaves Storage = 2.60 sq m / 28 sq ft

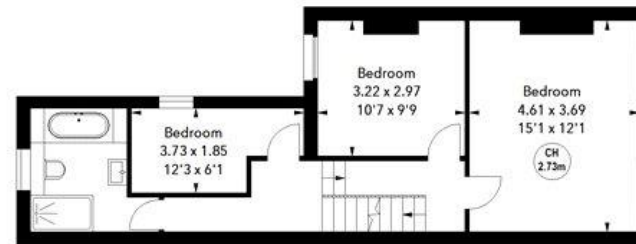
Key :
 CH - Ceiling Height



Ground Floor
 Approx. 59.36 sq m / 639 sq ft

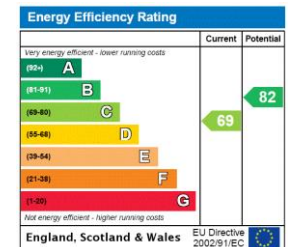


Second Floor
 Approx. 35.39 sq m / 381 sq ft



First Floor
 Approx. 49.05 sq m / 528 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
 24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business data