



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

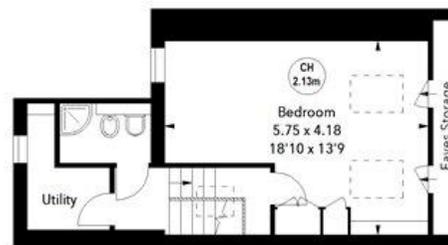




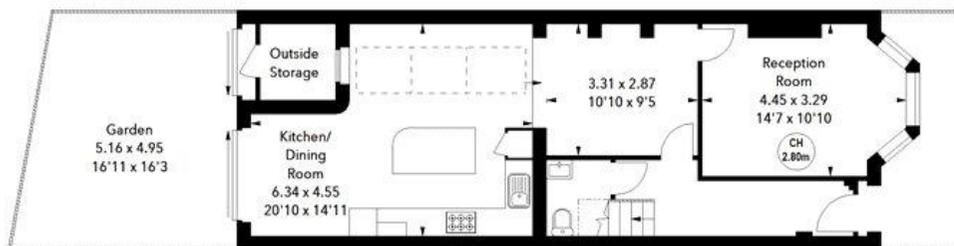
Classification L2 - Business Data

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

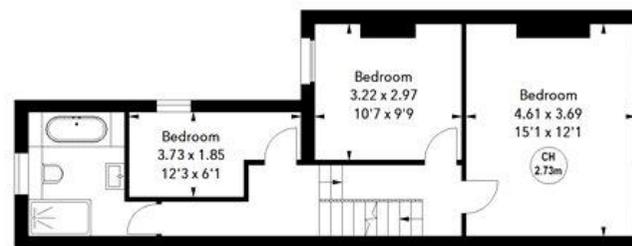
Key:
 CH - Ceiling Height



Second Floor
 Approx. 35.39 sq m / 381 sq ft



Ground Floor
 Approx. 59.36 sq m / 639 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		82
C	69	
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

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