



COLISTON ROAD, LONDON, SW18

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 close to Southfields with the underground, artisanal shops and restaurants (965m away) along with Southside Shopping Centre (806 metres away) in Wandsworth.

Sole Agents. Chain free.

## A CHARMING FOUR BEDROOM HOUSE ON THIS QUIET RESIDENTIAL ROAD.



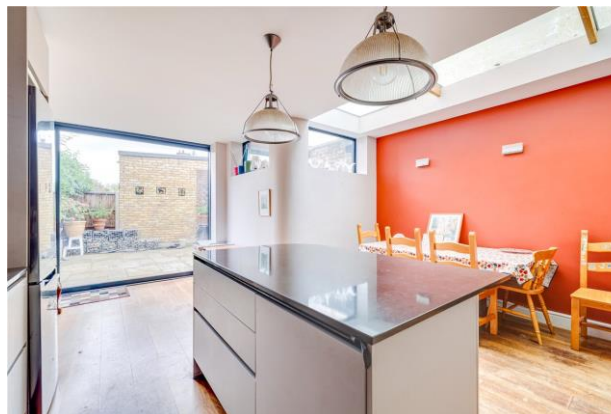
### AMENITIES

- Four bedrooms
- Freehold
- Quiet road
- Chain free

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Wandsworth

**EPC BAND** C



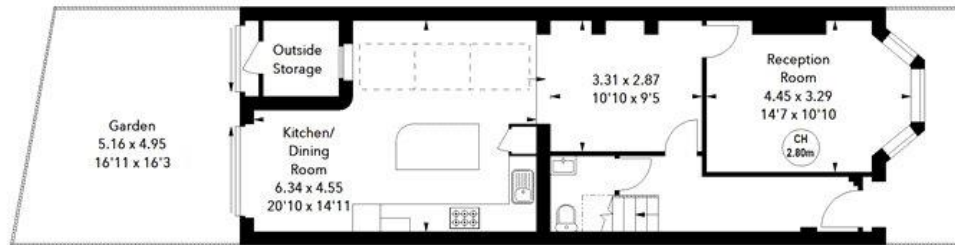






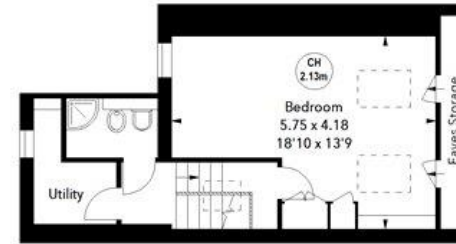
Coliston Road , SW18  
 Approximate Area = 143.81 sq m / 1548 sq ft  
 (Including Eaves Storage)  
 Eaves Storage = 2.60 sq m / 28 sq ft

Key :  
 CH - Ceiling Height



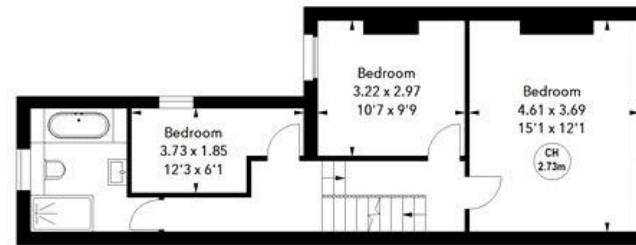
**Ground Floor**

Approx. 59.36 sq m / 639 sq ft



**Second Floor**

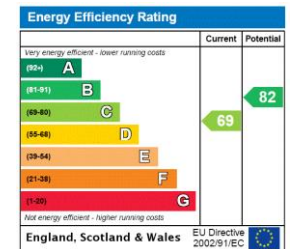
Approx. 35.39 sq m / 381 sq ft



**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.



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