



2

COLISTON PASSAGE, SOUTHFIELDS, LONDON, SW18

£800,000

150 Years
JOHN D WOOD & CO.

London, Country & International Property

2

**COLISTON PASSAGE, SOUTHFIELDS,
LONDON, SW18**

Tucked away in the quiet, charming setting of Coliston Passage, this well-arranged three-bedroom home offers bright, practical living space across two floors, perfectly suited to modern family life. The ground floor provides a modern kitchen, with fitted appliances, which follows through to a living and dining area, ideal for everyday living and entertaining. The generous reception room to the rear opens directly onto the garden, creating a wonderful connection between indoor and outdoor spaces. A downstairs wet room and WC add further practicality and flexibility.

£800,000



Upstairs, the property comprises three well-proportioned bedrooms, including a principal bedroom, all served by a family bathroom. The layout is well balanced, with excellent natural light throughout and a strong sense of space in each room. The rear garden is a real highlight, a wonderful suntrap that enjoys excellent natural light throughout the day. The property also benefits from solar panels, offering improved energy efficiency and long-term running cost savings, and underfloor heating throughout the ground floor. Reference SF1250240



