

Dane Road Colliers Wood, SW19 2NB

£1,600 Per Month

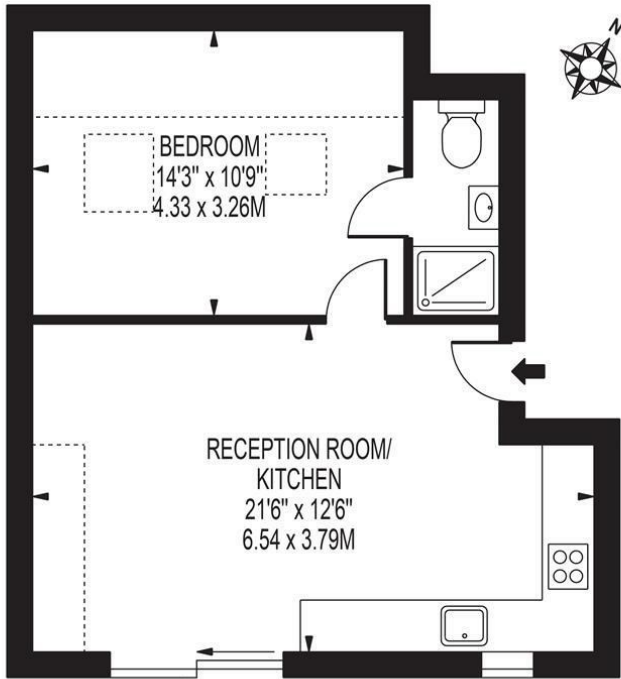


****AVAILABLE 13th JULY 2026**** A spacious and well presented top floor one double bedroom apartment located on a sought after road close to both great amenities, Colliers Wood and South Wimbledon Tube Stations (Northern Line). This lovely flat comprises of an open plan living / dining / modern fitted kitchen, wooden floors throughout, a spacious double bedroom with en suite, double glazing and gas central heating. Offered Unfurnished.

SHIRAZ HOUSE, DANE ROAD, COLLIERS WOOD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 437 SQ FT - 40.64 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

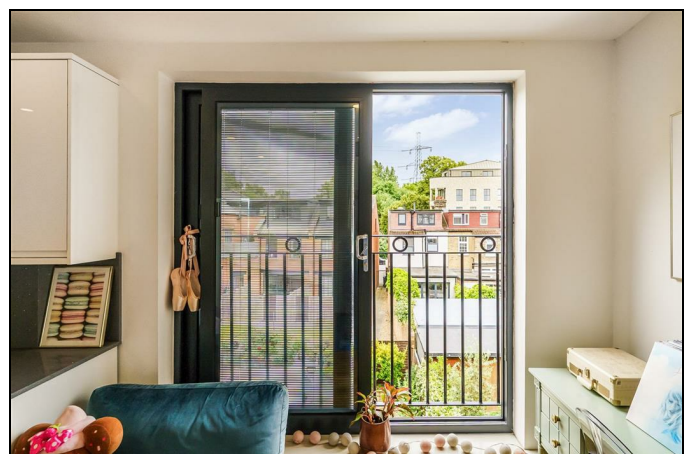
APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 62 SQ FT - 5.74 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- One Double Bedroom Apartment
- Top Floor
- Beautifully Presented
- Close To Northern Line Tube
- Fitted Kitchen
- EPC Rating : C
- Merton Council Tax Band : C
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	



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**

