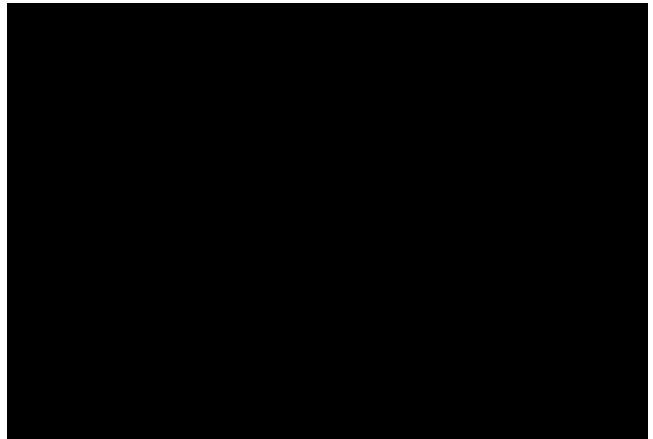


## Church Road Colliers Wood, SW19 2QF

£1,700 Per Month



**\*\*AVAILABLE 19TH AUGUST 2026\*\*** A superbly presented one double bedroom house with front garden, located close to both Tube Station and amenities. This gorgeous property comprises of a spacious lounge, modern fitted kitchen, good sized double bedroom with fitted wardrobe and a modern fitted bathroom. Offered unfurnished, we urge you to book viewings early to avoid disappointment.



- One Bedroom House
- Close To Tube Station
- Off Street Parking
- Front Garden
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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

