

TO LET



St Georges Court, Colliers Wood, SW19

£1,600.00 PCM

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Property Description

This attractive one-bedroom flat situated on the top floor provides contemporary and chic living space in close proximity to excellent transport links. The flat comprises a spacious open-plan kitchen/living area, a generously sized double bedroom, and a three-piece bathroom with a shower over the bath.

Additional features include a private balcony with a amazing view, double glazed windows throughout, and is offered part-furnished.

Located just a brief stroll from Colliers Wood Underground Station (Northern Line), this property offers convenient access to Central London. The bustling and trendy Tooting is only one stop away and features a popular market, bars, and restaurants. This flat is ideal for a single person or a couple seeking a fantastic lifestyle and excellent transportation connections.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

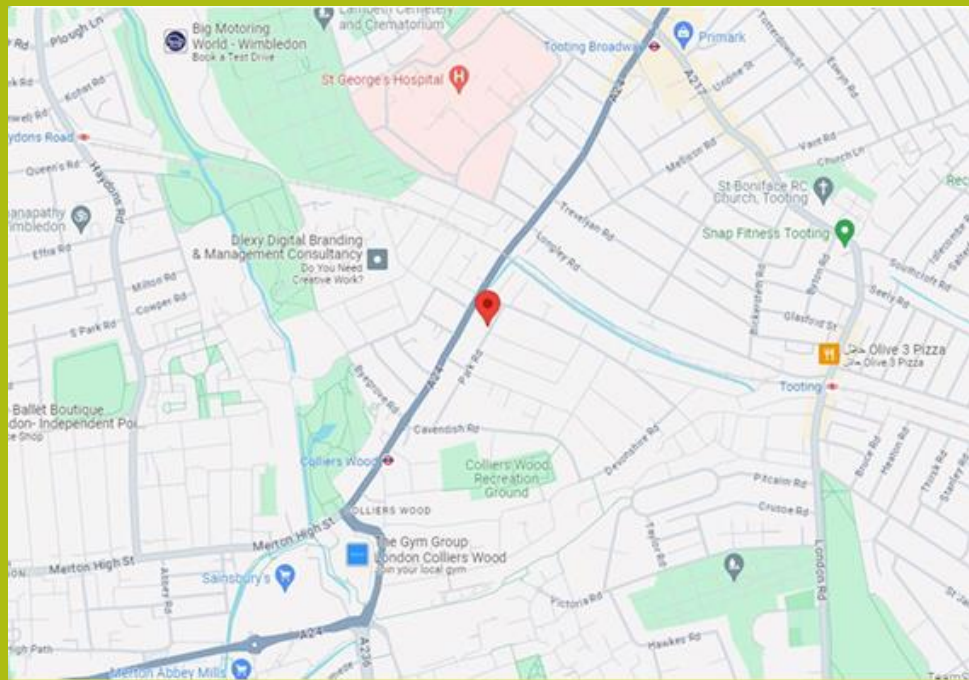
Date Available – 23/05/2025

Holding deposit amount – £369.2

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Flat (Top Floor Flat)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Good Coverage



Mobile Signal

Good Coverage



Flood Risk

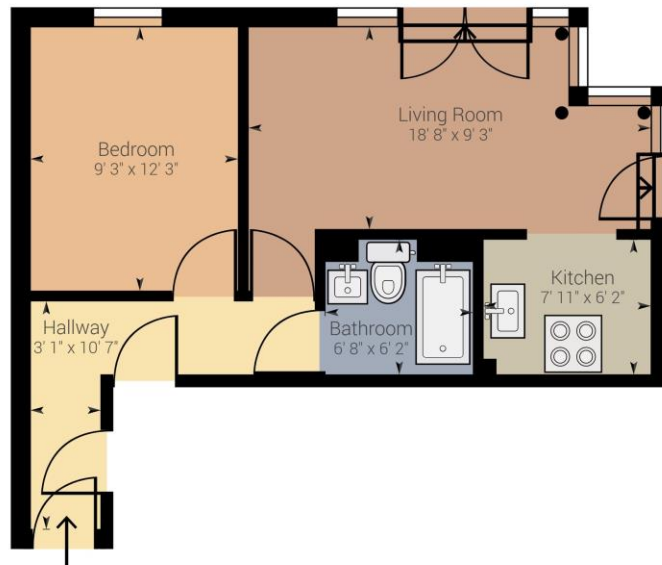
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	70	
55-68 D		

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