

TO LET



Sutherland Drive, Colliers Wood, SW19

£1,800.00 PCM

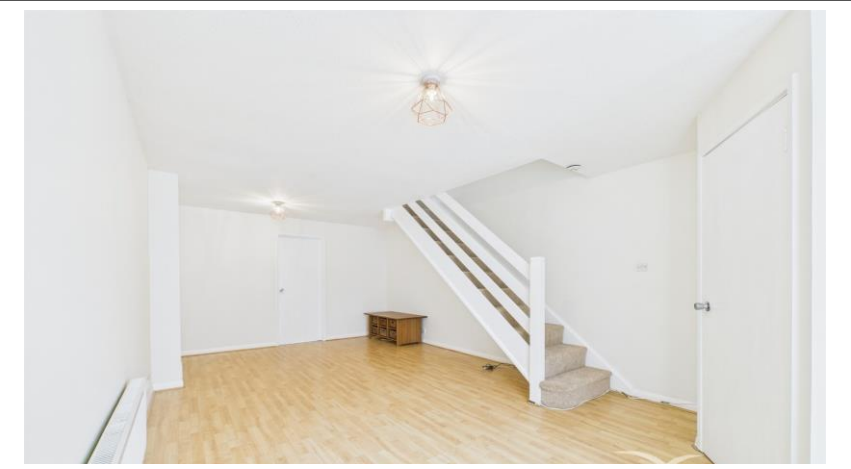


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Property Description

A stunning two double bedroom terraced house located on the quiet and residential Sutherland Drive, Colliers Wood, SW19. The house enjoys a large reception room with ample space for dining, a separate kitchen with all modern appliances, two good sized double bedrooms and a three-piece bathroom with shower over bath. The property also benefits from a low-maintenance garden, double glazed windows throughout and an allocated parking space.

The property has excellent transport links with the Northern Line at Colliers Wood and the main bus route a short walk away. Great retail shopping with many high street names in the Tandem Centre including a Next, WH Smith, Boots, Starbucks and many more. The Sainsbury Hypermarket and Marks & Spencer is also just a short walk away.



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 – Immediately

Holding deposit amount – £415.00

Security Deposit amount (Five weeks rent) – £2,075.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas



Broadband

Standard, Superfast,
Ultrafast



Mobile Signal

Limited Coverage



Flood Risk

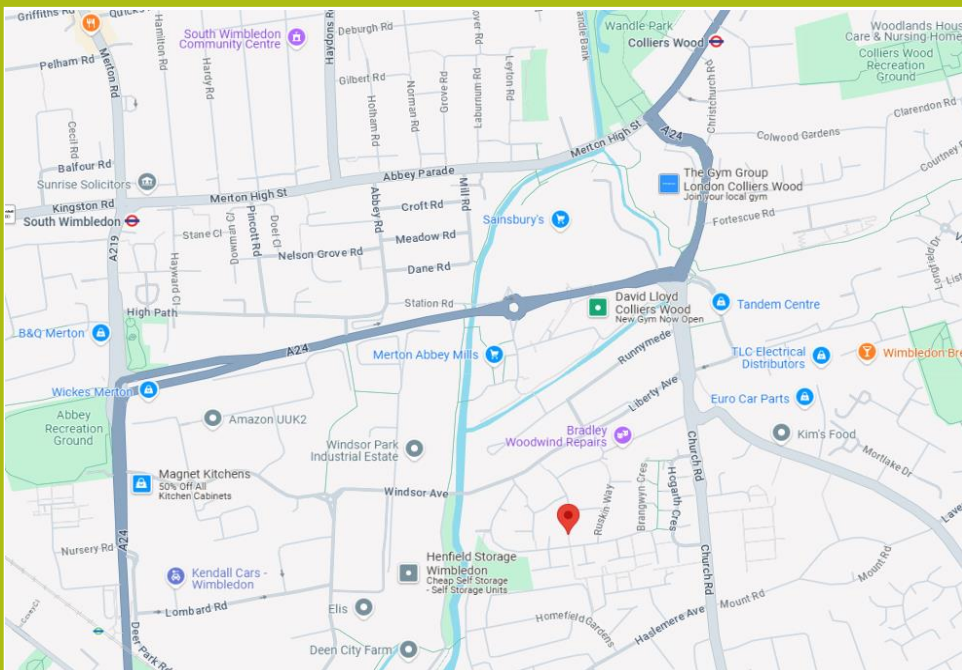
Has the property been flooded in the past five years: NO

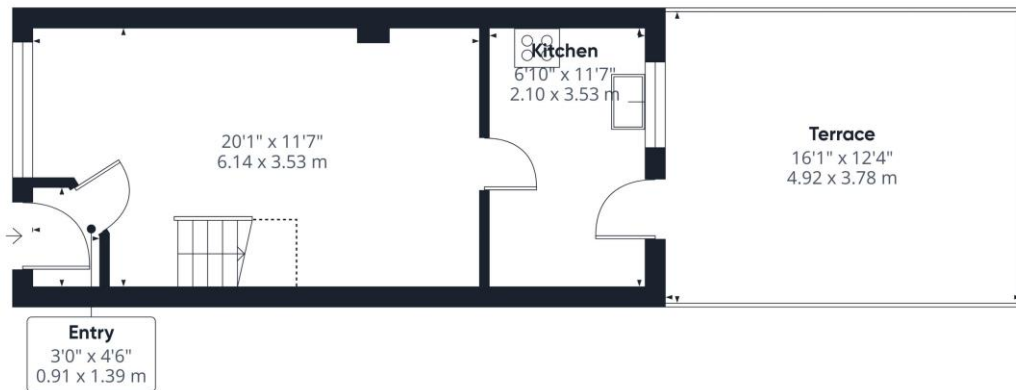
Level of Risk: Low



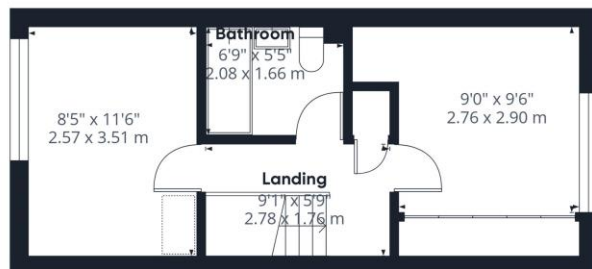
**Proposed Development
in Immediate Locality?**

None





Ground Floor



Floor 1

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Approximate total area¹⁾

595.25 ft²
55.3 m²

Balconies and terraces

198.59 ft²
18.45 m²

Reduced headroom

15 ft²
1.39 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham
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