

TO LET



High Street Colliers Wood, SW19

£1,300.00 PCM



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Property Description

A bright and spacious one-bedroom first-floor flat conveniently located within easy reach of Colliers Wood Tube Station (Northern Line). The property features a generous living room filled with natural light, a well-proportioned separate kitchen, a modern three-piece bathroom with a shower over the bath, and a large double bedroom complete with built-in wardrobes.

Perfectly positioned on Colliers Wood High Street, the flat benefits from a wide selection of shops, restaurants, and bars just moments away. Excellent transport links on your doorstep provide quick and easy access across London and into the City.

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

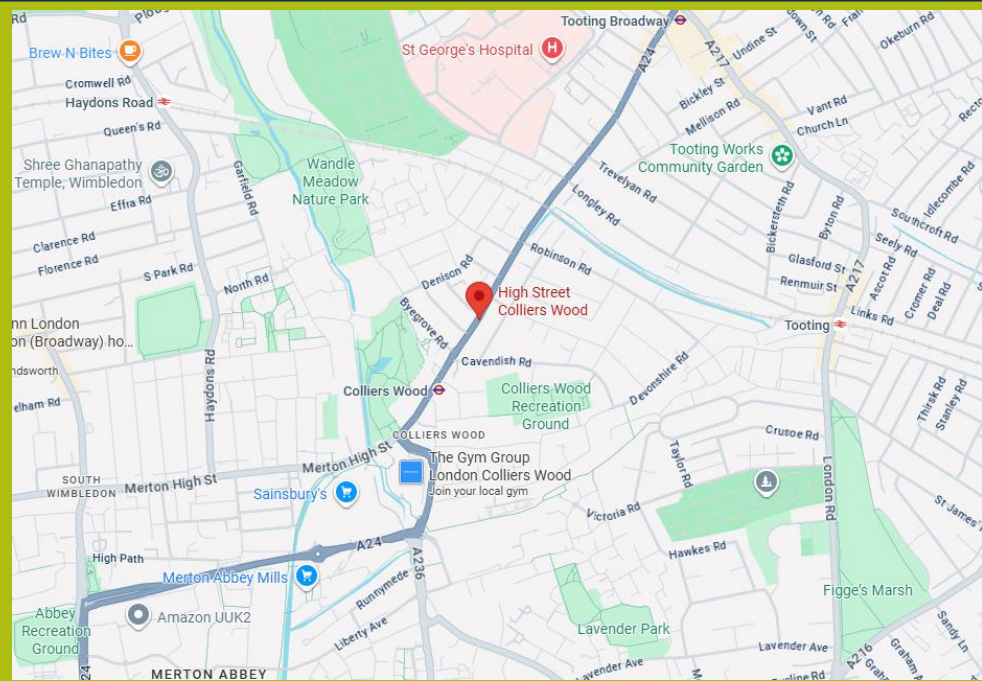
Date Available – 13/11/2025

Holding deposit amount – £300

Security Deposit amount (Five weeks rent) – £1,500.00

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



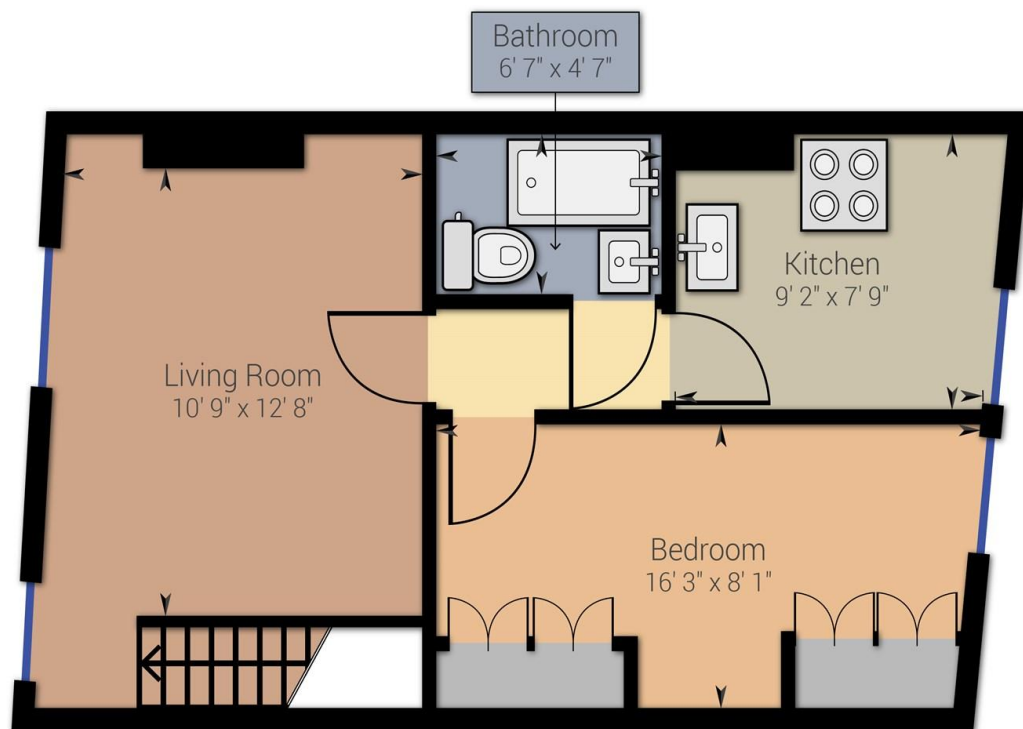
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Approximate net internal area: 418.50 ft² / 38.88 m²

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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Balham

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

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



Energy Efficiency Rating

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



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