

TO LET



College Road, Colliers Wood, SW19

£1,750.00 PCM

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samuel estates  
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## Property Description

A nicely presented, two bedroom ground floor garden flat close to Colliers Wood Tube Station. The property boasts a spacious living room, A separate kitchen, two bedrooms, modern three piece bathroom with a shower over the bath and a private garden.

The property is conveniently located in Colliers Wood, close to a variety of shops, cafes, amenities and green spaces. Colliers Wood tube station is moments away with Northern Line services to Central London - ideal for commuters.



## 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** – 09/02/2026

**Holding deposit amount** – £403

**Security Deposit amount (Five weeks rent)** – £2,019.00

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**

Flat (Ground Floor)



**Construction Type**

Brick



**Parking**

Parking Permit



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Gas / Mains



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

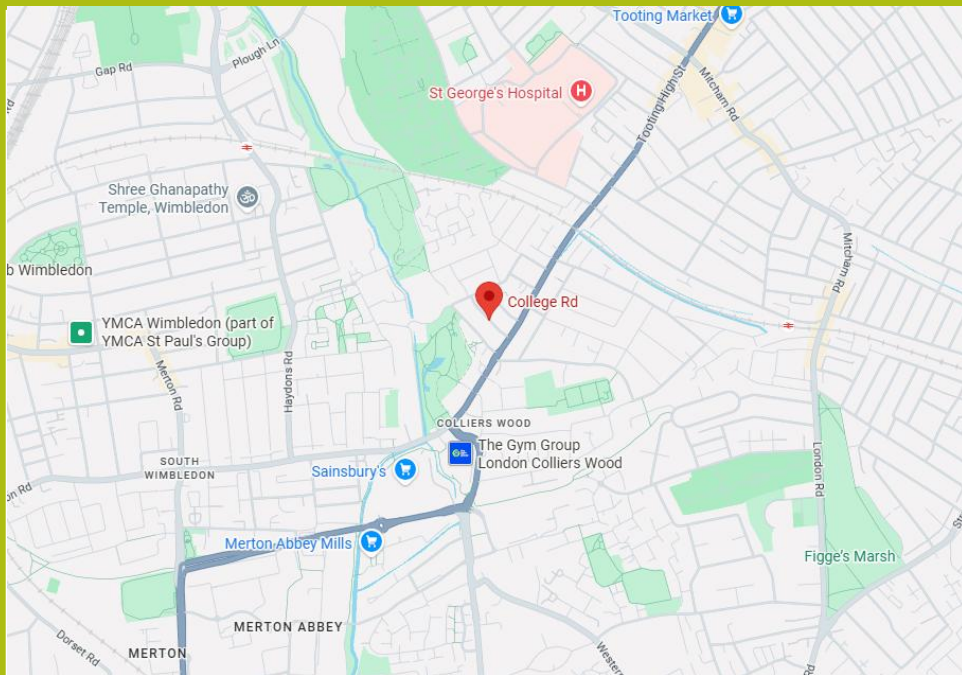
*Has the property been flooded in the past five years: NO*

Level of Risk: None



**Proposed Development  
in Immediate Locality?**

None





Ground Floor

Approximate total area<sup>(1)</sup>  
577.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	71	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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  
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