

TO LET



Deburgh Road, Colliers Wood, SW19

£1,950.00 PCM

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## Property Description

A well-presented two double bedroom house located within a quiet gated development. The downstairs of the property comprises of a spacious main living area with separate kitchen, downstairs cloakroom and a small garden to the rear. Upstairs consists of a generous master bedroom with en suite, second bedroom and family bathroom. The property further benefits from off street parking.



Viewings strictly by appointment with Samuel Estates, contact us now to book a viewing.



## 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

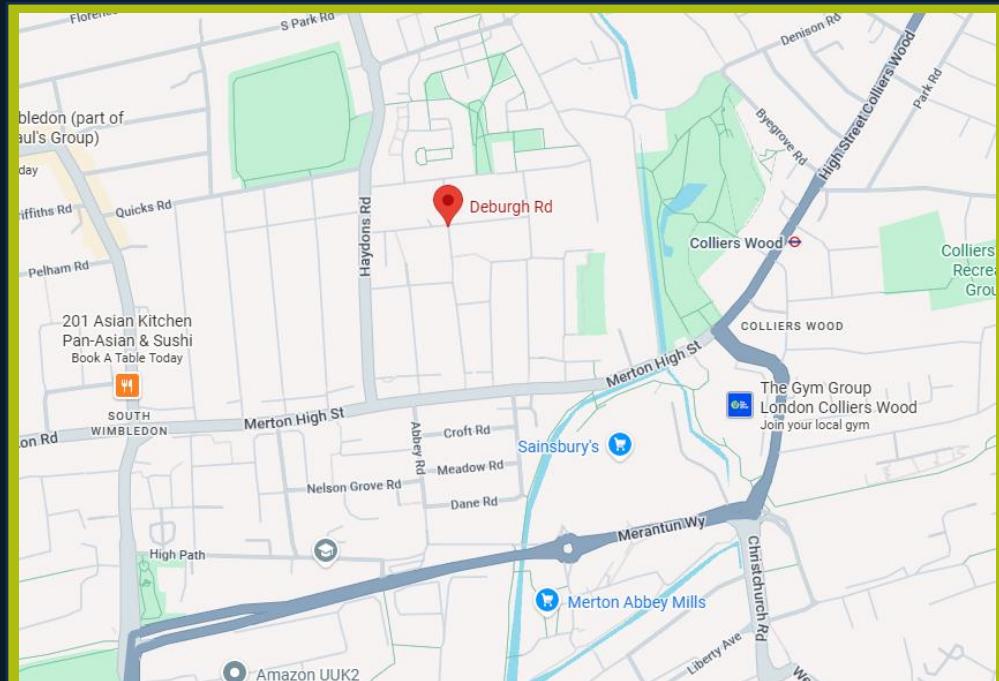
**Date Available** – 03/03/2026

**Holding deposit amount** – £450

**Security Deposit amount (Five weeks rent)** – £2,250.00

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
House



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage



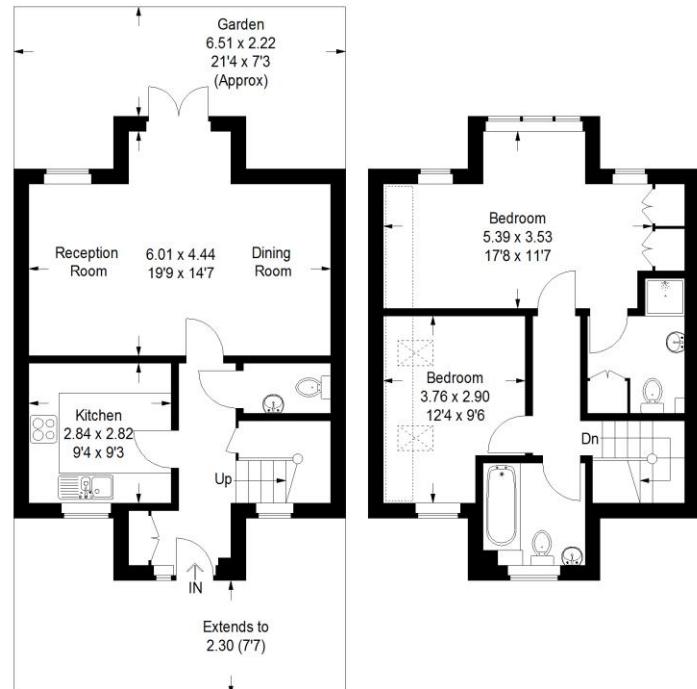
**Flood Risk**  
Has the property been flooded in the past five years: **NO**  
Level of Risk: **None**



**Proposed Development in Immediate Locality?**  
None

# 29 Denbigh Road, SW19

Approximate Gross Internal Area  
(Including Reduced Headroom)  
87.3 sq m / 940 sq ft



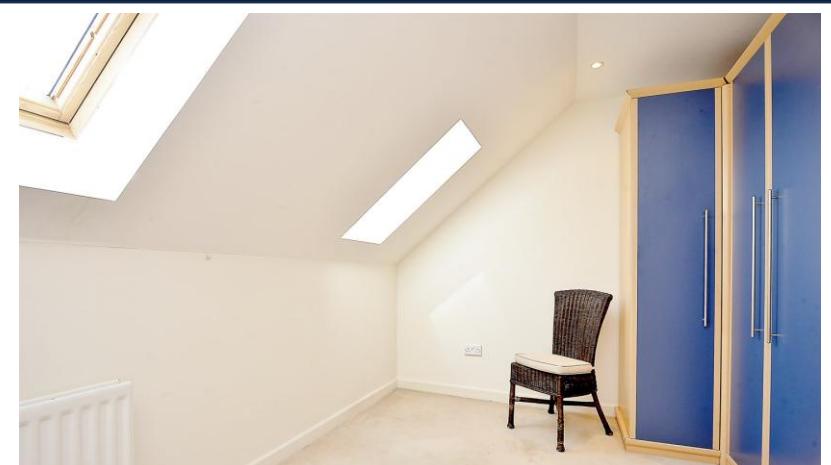
Ground Floor

First Floor

**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	79
55-68	D	66
39-54	E	
21-38	F	
1-20	G	