



**HOLMBURY COURT, CAVENDISH ROAD
COLLIERS WOOD SW19 2EU**

£1,800 Per Month



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

www.csj.eu.com

lettings@csj.eu.com



Description

Available to let immediately is this ground floor purpose built two bedroom flat with direct access to communal gardens

The property is well presented with a professional clean just completed by the landlords in readiness for new tenants, offered unfurnished with white goods provided in the kitchen

EPC Rating C

Merton Council Tax: Band C

Location

Situated on a quiet cul de sac in Colliers Wood, Holmbury Court benefits from excellent transport links and proximity to local amenities. The property is just a 5-minute walk (approximately 0.2 miles) from Colliers Wood Tube Station, which is served by the Northern line, providing direct access to central London. Additionally, Tooting Railway Station is around a 15-minute walk (0.8 miles) away, offering Thameslink services to key destinations. The area is also well-connected by bus routes, providing convenient access to nearby Wimbledon, Tooting, and other surrounding areas.

Viewings

Contact Christopher St James 020 8296 1270



THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Christopher St James
61 High Street Colliers
London
SW19 2JF



CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270
www.csj.eu.com
lettings@csj.eu.com