

## Carter Road Colliers Wood, SW19 2DQ

£2,600 Per Month

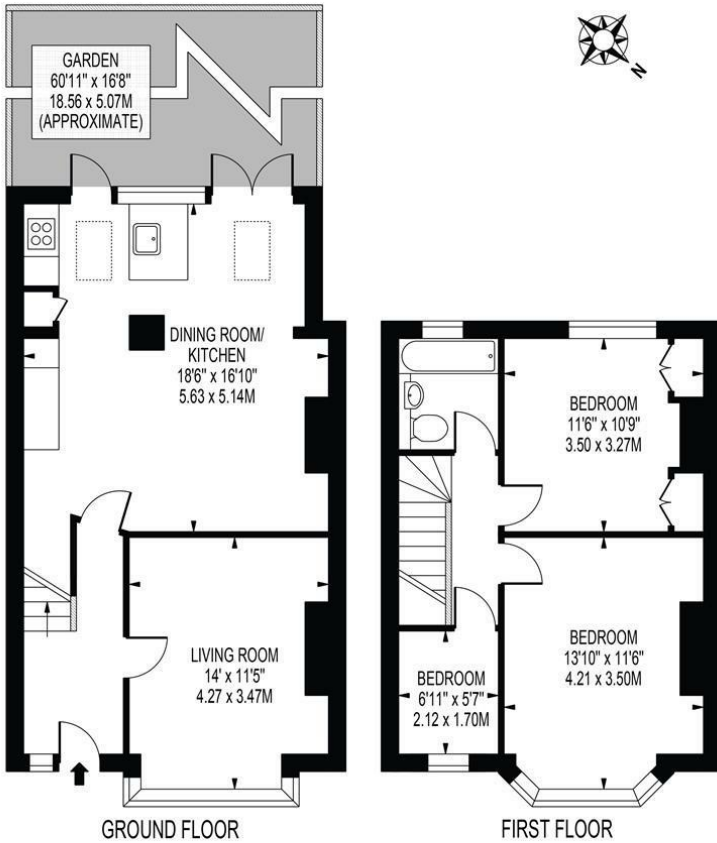


**\*\*AVAILABLE NOW\*\*** A beautifully presented Three / Four bedroom family home located on a quiet sought after road close to both Tube Station and Tooting High Street. This lovely property is perfect for families or couples and is offered unfurnished.

**\*\*PLEASE NOTE –** Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property will not be suitable for more than two sharers\*\*

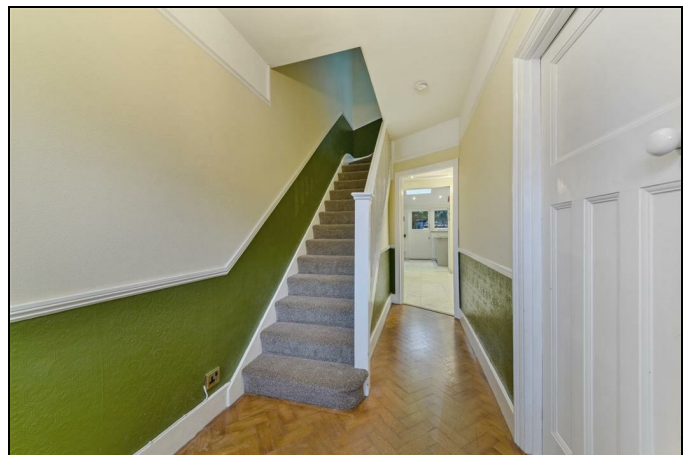
## CARTER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 943 SQ FT - 87.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Three / Four Bedroom Family Home
- Close To Tube Station
- Quiet Location
- Beautifully Presented
- Families or Couples Only
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>72</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

