

## Colwood Gardens Colliers Wood, SW19 2DS

**£3,200 Per Month**



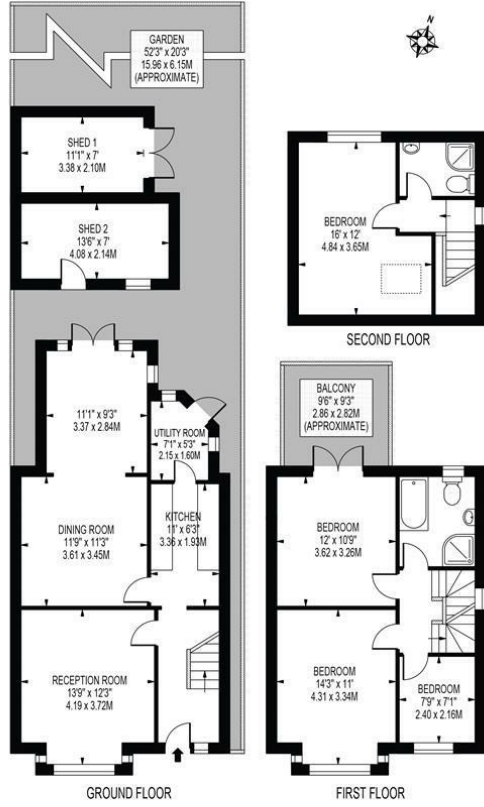
**\*\*AVAILABLE 28th APRIL 2025 - SUITABLE FOR FAMILIES OR SHARERS\*\*** A fantastic four bedroom, two bathroom house, located just a short walk away from Colliers Wood Underground Station, Merton High Street amenities and good local bus routes. The property comprises of a large garden with a shed for additional storage, with side access and off street parking, three good sized double bedrooms and one single bedroom, ideal for a child's bedroom or a study and two good sized reception rooms. Call now to arrange your viewing!

## COLWOOD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1296 SQ FT - 120.43 SQ M  
(EXCLUDING SHED 1 & SHED 2)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 1: 76 SQ FT - 7.10 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 2: 94 SQ FT - 8.73 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.

- Four Bedrooms
- Two Bathrooms
- Large Garden
- Recently Renovated
- Nearby Transport Links
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		EU Directive 2002/91/EC

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



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