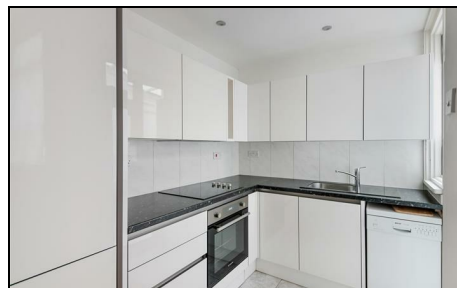


Oakwood Avenue Mitcham, CR4 3DQ

£1,850 Per Month



****AVAILABLE 14TH APRIL 2025**** A beautifully presented two / three bedroom house available to let in sought after road, located near transport links at Colliers Wood Northern Line Tube Station and near excellent amenities on Colliers Wood High Street. the property has a private garden, and would make a great home for a family looking to move into the area. The property consists of two double bedrooms and a single bedroom / study. Offered Furnished.

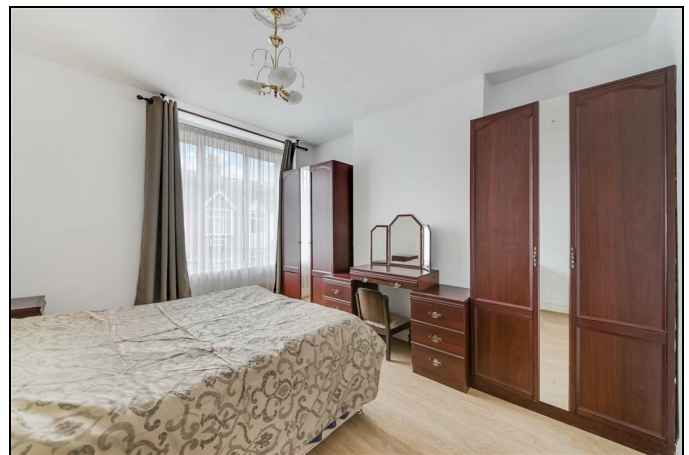
PLEASE NOTE – Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property will not be suitable for sharers.

OAKWOOD AVENUE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 891 SQ FT - 82.80 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 135 SQ FT - 12.53 SQ M



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.

- Two / Three Bedrooms
- Beautifully Presented
- Two Receptions
- Lovely Garden
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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

