

## Myrna Close Colliers Wood, SW19 2HN

£2,300 Per Month



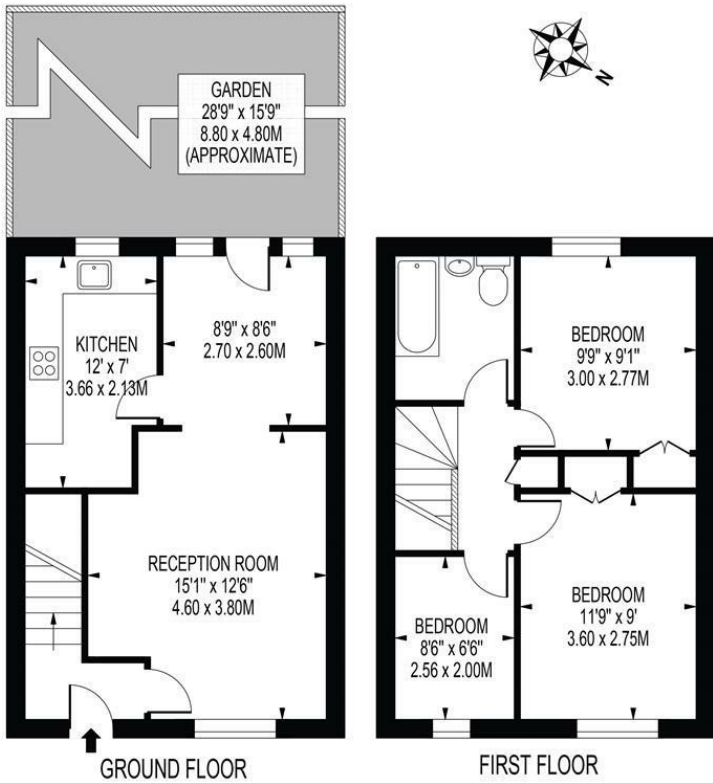
**\*\*AVAILABLE NOW\*\*** Ellisons are pleased to be marketing this three bedroom family home, located just a short walk away from Colliers Wood High Street, Northern Line Underground Station and local amenities. The property comprises of a through lounge that leads on to a private low maintenance rear garden, and to the upper floor you have two double bedrooms, a single bedroom (that would be ideal for a child's bedroom or home office) and the family bathroom. Offered unfurnished. Call now to arrange your viewing!

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.



## MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 765 SQ FT - 71.04 SQ M



- Three Bedrooms
- Private Rear Garden
- Close To Transport Links
- Unfurnished
- Available Now
- 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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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

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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**

