

Kimble Road Colliers Wood, SW19 2AU

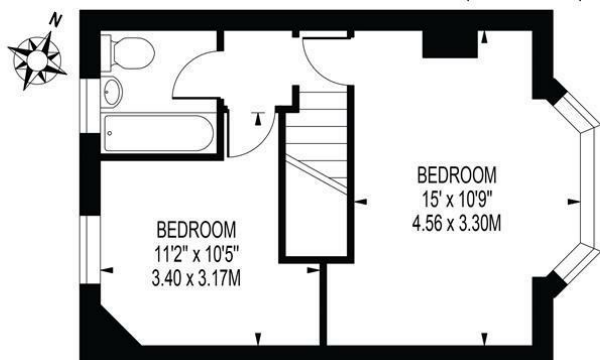
£2,250 Per Month



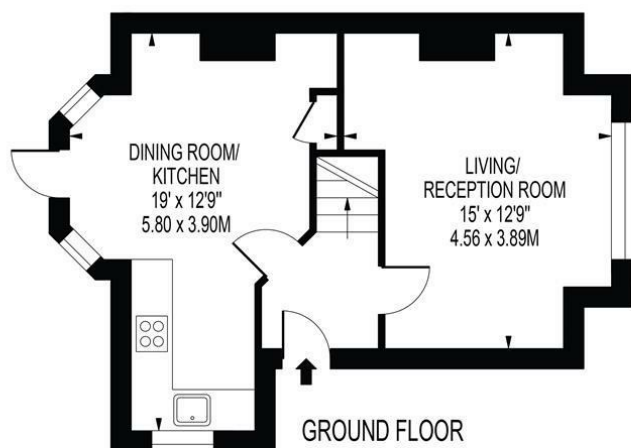
****AVAILABLE NOW**** A spacious two double bedroom end of terrace house with private front and rear garden, located just a short distance from Colliers Wood Underground Station. The property comprises of a neutrally decorated living room, kitchen/diner leading to a large private garden, two double bedrooms and modern bathroom. This property would be ideal for a small family or sharers looking in the SW19 area with good links to the City and a short walk to Tooting and St Georges Hospital. Offered unfurnished.

KIMBLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 704 SQ FT - 65.38 SQ M



FIRST FLOOR



GROUND FLOOR

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.

- Two Double Bedrooms
- Large Private Garden
- Close to Underground Station
- Recently Redecorated
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- Merton Council Tax Band : D
- EPC Rating : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(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

