

**Denison Road  
Colliers Wood, SW19 2DH**

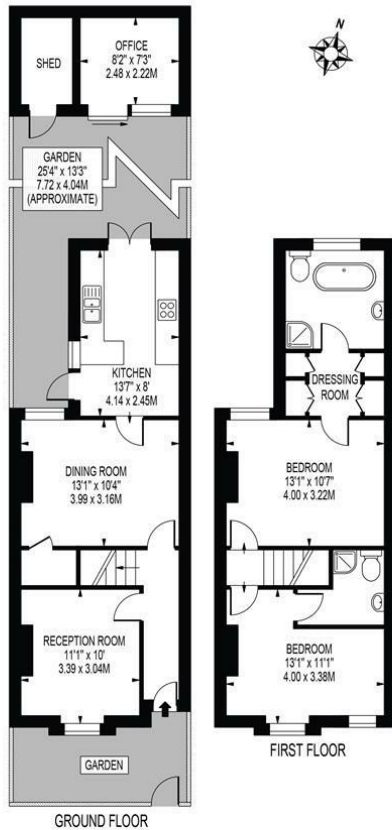
**£3,000 Per Month**



**\*\*AVAILABLE NOW\*\*** A beautifully presented, characterful period family home featuring two bedrooms and two bathrooms, located on a highly sought after road in Colliers Wood, just five minutes from the Northern Line. The property boasts original wood flooring and attractive fireplaces. There is a separate reception room and a spacious dining room with ample storage, leading onto a modern fitted kitchen. Upstairs, you'll find two double bedrooms, both with en suites, and the master bedroom has a walk in dressing room. This stunning home is perfect for a couple or two sharers. Offered Fully Furnished.



**DENISON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 878 SQ FT - 81.54 SQ M  
 (EXCLUDING OUTBUILDING)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 95 SQ FT - 8.80 SQ M

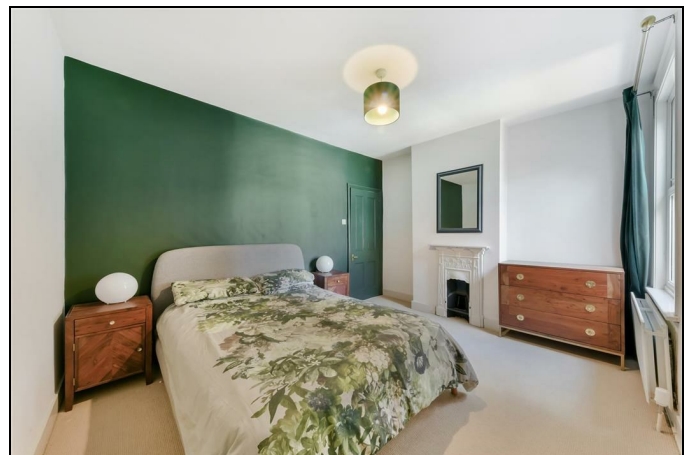


GROUND FLOOR

FIRST 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 Bedroom House
- Two Bathrooms
- Beautifully Presented
- Home Office In Garden
- Fully Furnished
- 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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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



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**

