

Cavendish Road Colliers Wood, SW19 2FL

£2,400 Per Month

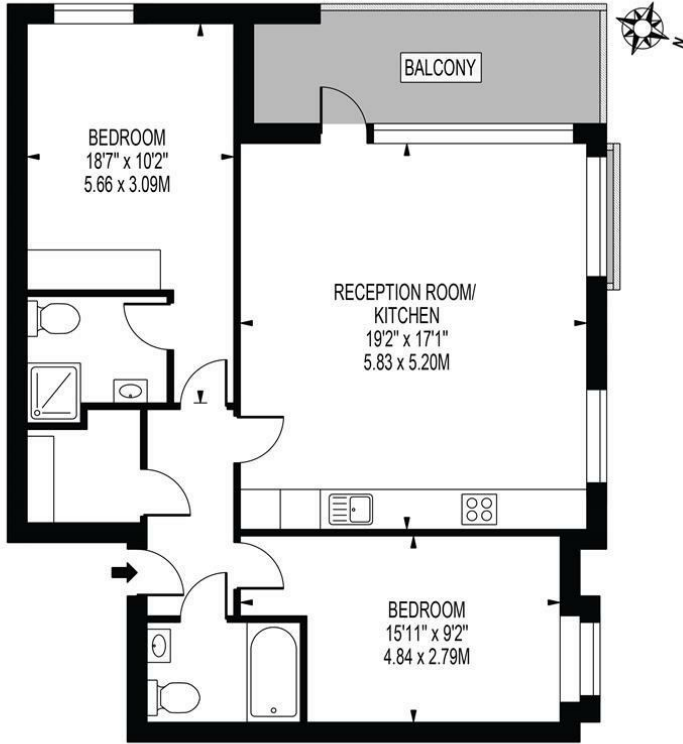


****AVAILABLE NOW - CLOSE TO TUBE STATION**** A spacious and superbly presented two double bedroom, two bathroom apartment, finished to an excellent standard throughout, situated on the third floor and ideally located close to a wealth of amenities in Colliers Wood and moments from the Tube Station.

This modern property boasts a large open-plan kitchen / dining / living room with access to a private balcony offering far reaching views over the local area, two generous sized bedrooms – one with its own en suite – and a further modern fitted bathroom. Offered Furnished. Call now to arrange your viewing!

CAVENDISH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 776 SQ FT - 72.10 SQ M



THIRD 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 Bedroom Apartment
- Two Bathrooms
- Great Location
- Far Reaching Views
- Private Balcony
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : B
- Merton Council Tax Band : D

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | 84 | 84 |
| (69-80) C | | |
| (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**

