

## Kipling Drive Colliers Wood, SW19 1TJ

**£2,000 Per Month**

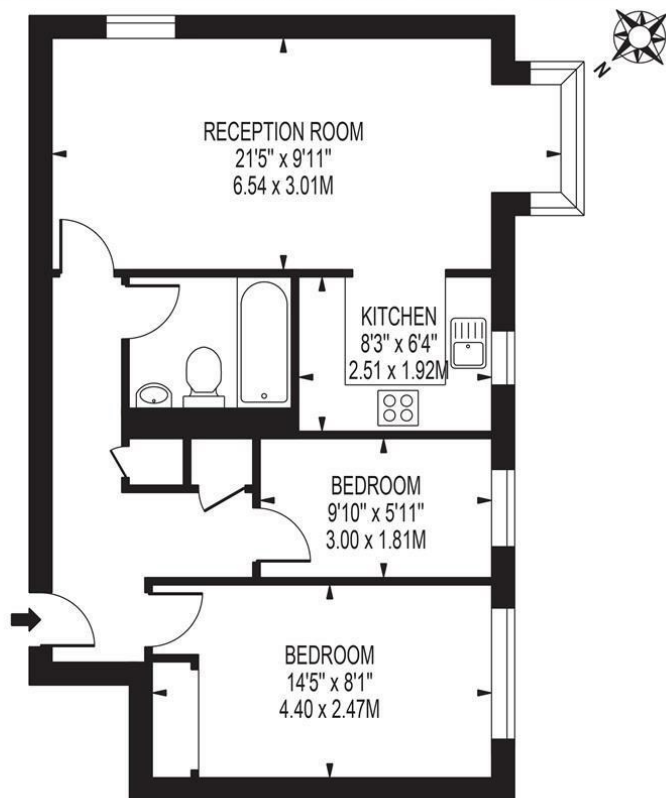


**\*\*AVAILABLE 5th NOVEMBER 2025\*\*** A beautifully presented and generously sized two bedroom ground floor apartment, situated within a popular development just a short walk from Colliers Wood Northern Line Underground Station. The property enjoys easy access to local amenities, including Colliers Wood, Merton High Street, the Tandem Centre, and Tooting High Street. The apartment comprises of a spacious double master bedroom, a second bedroom, a bright living / dining room with a fully fitted kitchen and a modern bathroom with a shower. Additional benefits include ample storage throughout and an allocated parking space. Unfurnished.



## KIPLING DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 582 SQ FT - 54.03 SQ M

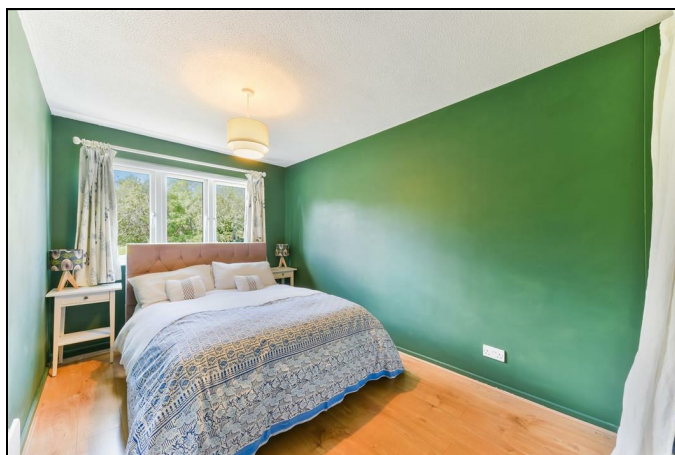


### GROUND FLOOR

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.

- Beautiful Apartment
- Two Bedrooms
- Great Location
- Close To Tube
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : B
- Merton Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(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**

