



# FIELDHOUSE

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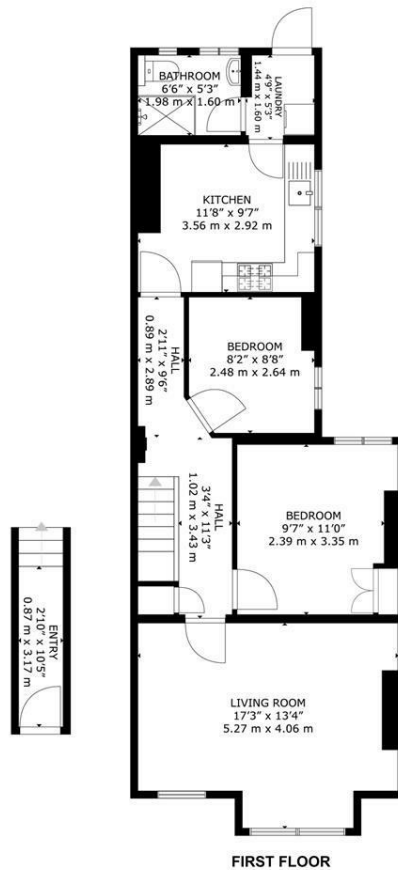
## 48 University Road, Colliers Wood, London, SW19 2BX

COMPLETELY REFURBISHED FIRST FLOOR TWO BEDROOM FLAT located within close proximity of Colliers Wood Underground Station (Northern line zone 3) and other local amenities. The property is accessed from street level and comprises a bright and spacious 17ft x 13ft reception room, two bedrooms, a newly fitted kitchen with a range of base and eye level units and a newly fitted shower room. The property also benefits from access to a rear garden space. Available immediately on an Unfurnished basis.

Minimum Length of Tenancy: 12 Months  
Council Tax: London Borough of Merton  
Council Tax Band: C

**£1,950 PCM\***

- COMPLETELY REFURBISHED
- BRIGHT RECEPTION ROOM
- TWO BEDROOMS
- SHOWER ROOM
- GARDEN
- AVAILABLE IMMEDIATELY



FIRST FLOOR

GROSS INTERNAL AREA  
TOTAL: 710 sq. ft. 66 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	74 79

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**FIELDHOUSE RESIDENTIAL LIMITED**  
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