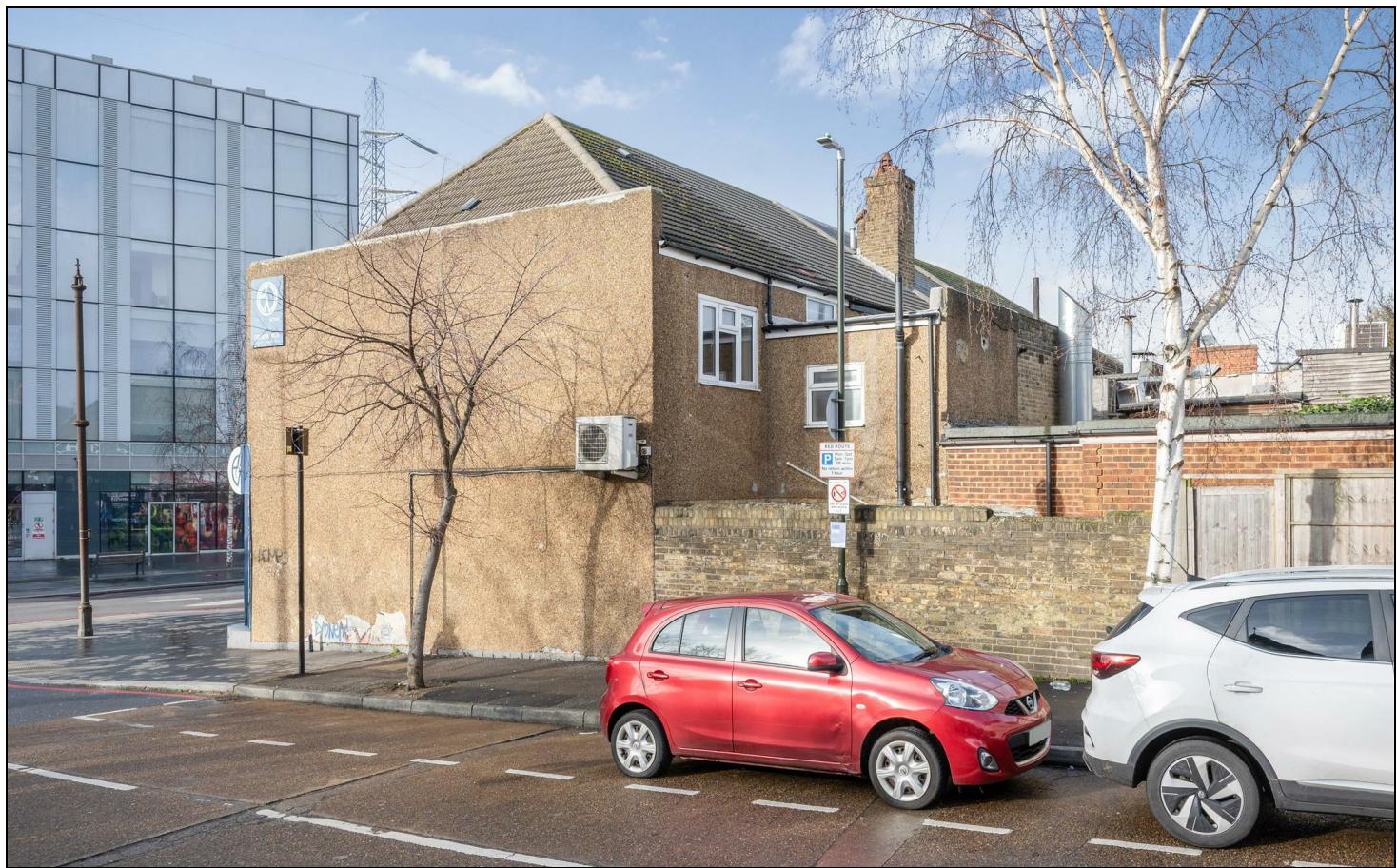


**Christchurch Road
Colliers Wood, SW19 2NX**

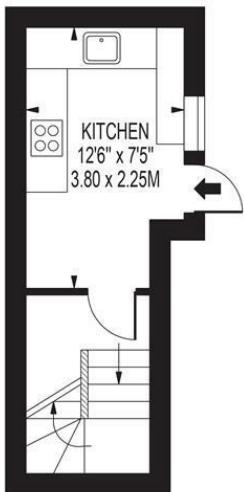
£1,850 Per Month



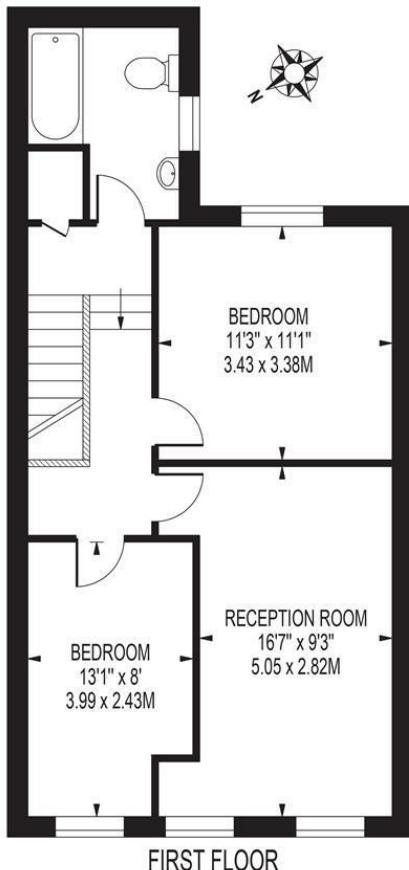
****AVAILABLE NOW - SHORT TERM LET**** A well presented two double bedroom, split-level first floor flat ideally located in the heart of Colliers Wood, close to the Underground station and an excellent range of local shops amenities. The property comprises of a good sized living room, fitted kitchen, two generous double bedrooms and a family bathroom, as well as a small garden. Offered furnished, this property would suit those looking for a convenient location on a short term basis, as the property is available until 23rd December 2026.

CHRISTCHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.06 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.

- Short Term Let
- Available Now Until December 2026
- Two Double Bedrooms
- Close To Tube Station
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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

