

**TO LET**



**New Close, Colliers Wood, SW19**

**£1,300.00 PCM**

 **0**

 **1**

  
**samuel estates**  
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## Property Description

An immaculately presented and spacious top-floor studio apartment, situated in the quiet residential cul-de-sac of New Close, Colliers Wood, SW19. The property features a generous open-plan living space with plenty of room for dining, a sleek and modern kitchen, a well-defined sleeping area with fitted wardrobes, and a contemporary three-piece shower room.

This bright and airy apartment further benefits from double glazing throughout, a large private terrace, and an allocated parking space. Ideally located just moments from the expansive green spaces of Morden Hall Park, it is also within a short walk of Phipps Bridge Tram stop, offering direct access to Croydon town centre. Morden and Colliers Wood Underground stations (Northern line) are approximately a 20-minute walk away, providing excellent connections across London and into the City.

Perfect for a single professional or a couple seeking a modern, spacious home in a peaceful setting with convenient transport links.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



## Material Information

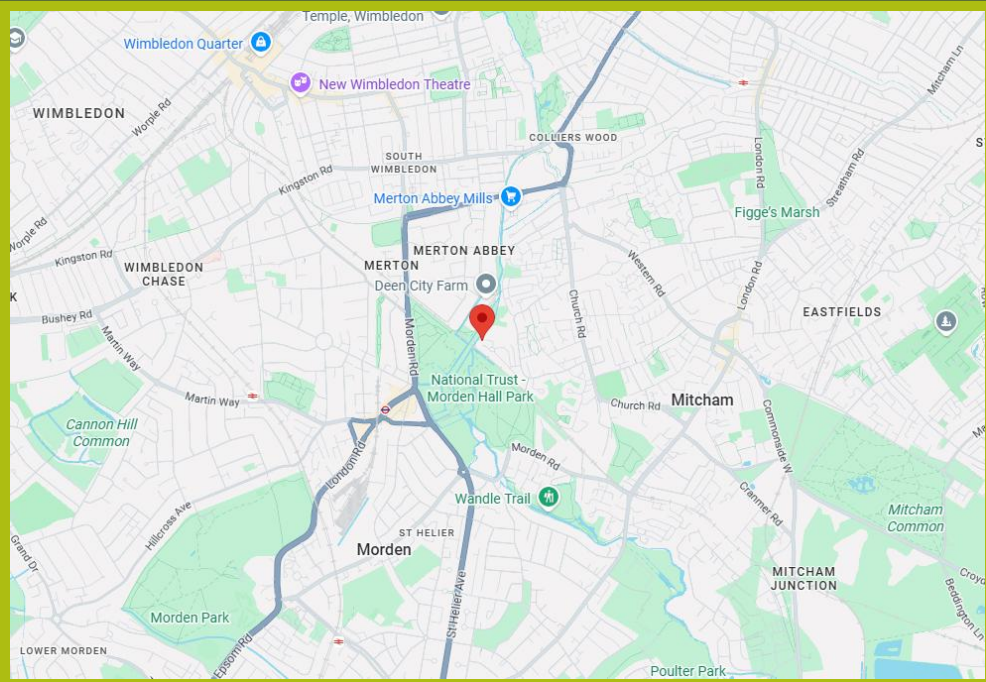
Date Available – 27/06/2026

Holding deposit amount – £300

Security Deposit amount (Five weeks rent) – £1,500.00

Council Tax Band – B

Local Authority – Merton Council



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Free Street Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas / Mains



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

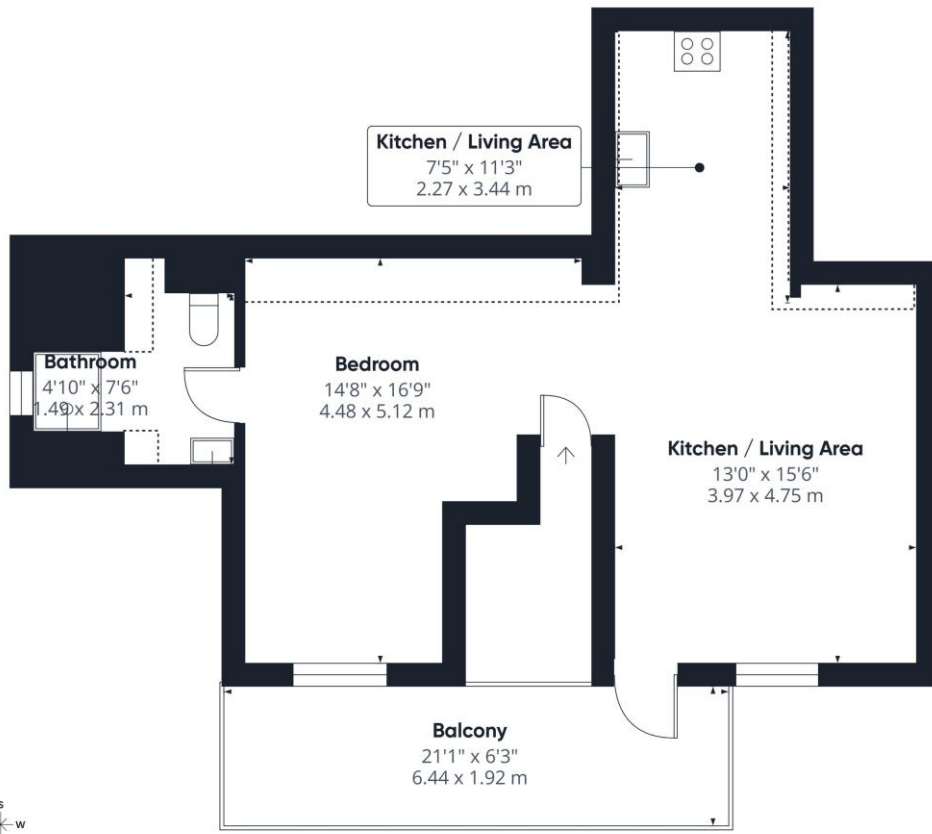


**Flood Risk**

Has the property been flooded in the past five years: **NO**  
Level of Risk: **None**



**Proposed Development in Immediate Locality?**  
None



Approximate total area<sup>m</sup>

538 ft<sup>2</sup>  
50 m<sup>2</sup>

Balconies and terraces

132 ft<sup>2</sup>  
12.3 m<sup>2</sup>

Reduced headroom

52 ft<sup>2</sup>  
4.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	78	78
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**Balham**

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

**Colliers Wood & Wimbledon**

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**

432/434 Streatham High Road  
London, SW16 3PX  
☎ 020 8679 9889

