

TO LET



Park Road, Colliers Wood, SW19

£2,100.00 PCM

 **3**

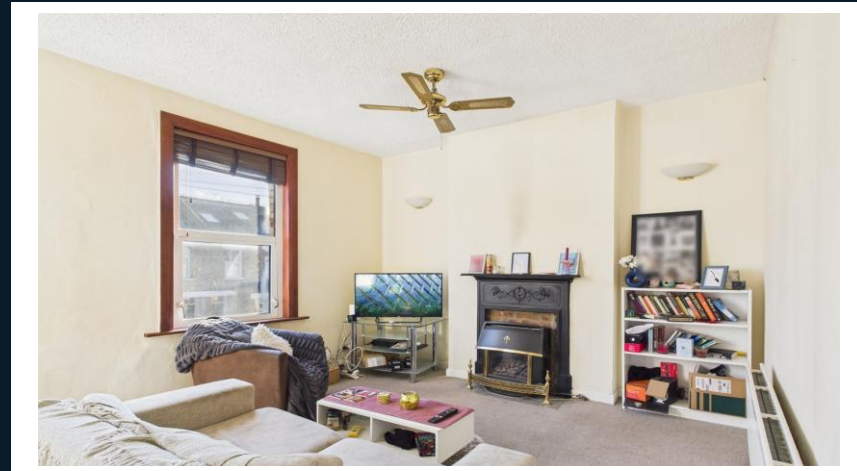
 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

This spacious three bedroom on the ever popular Park Road offers a large through lounge with adjoining dining area, opening on to the modern fitted kitchen. The kitchen has been finished to a good standard and offers great appliances including a 6 hob rangemaster cooker. A good sized family Bathroom, Three double bedrooms and private garden.

Situated just a short walk from Colliers Wood Tube Station (Northern Line), this property offers exceptional transport links to Central London. The vibrant local area boasts an array of fantastic bars, pubs, restaurants, and shops, with the added convenience of St George's Hospital nearby, as well as great shopping amenities at the Colliers Wood retail parks within walking distance.



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

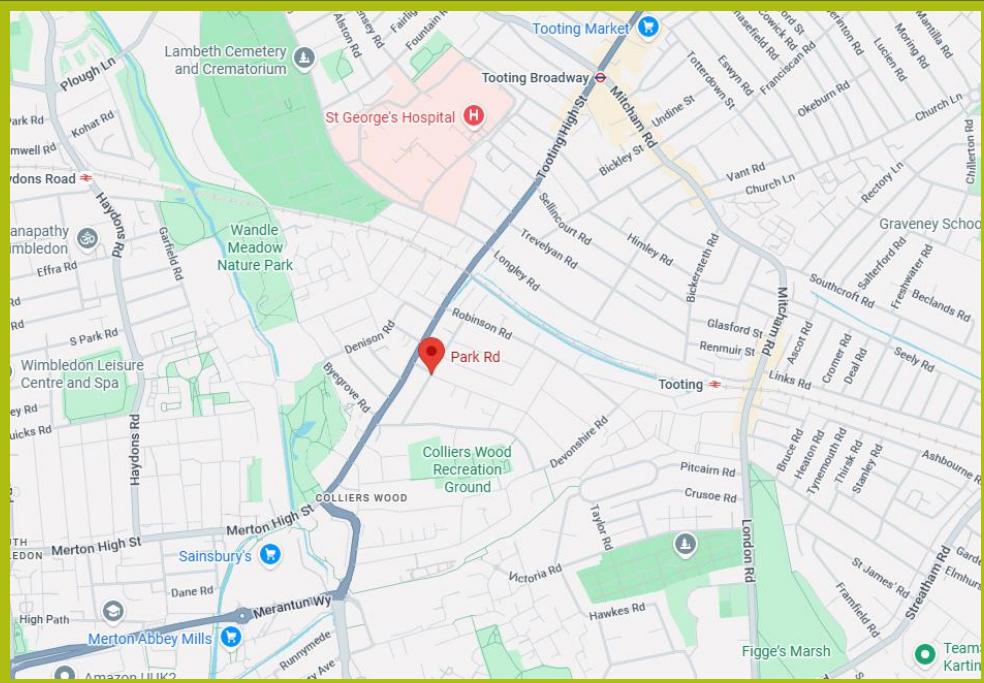
Date Available – 21/05/2026

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



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



samuel estates
YOUR PROPERTY - OUR BUSINESS

Approximate total area^m
790 ft²
73.5 m²

Balconies and terraces
43 ft²
4 m²

Reduced headroom
1 ft²
0.1 m²

(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 2C 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 A		
81-91 B		
69-80 C	72	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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

