

TO LET



High Street Colliers Wood, SW19

£1,500.00 PCM

 **1**

 **1**

samuel estates
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Property Description

A bright and spacious one-bedroom first-floor flat conveniently located within easy reach of Colliers Wood Tube Station (Northern Line). The property features a generous living room filled with natural light, a well-proportioned separate kitchen, a modern three-piece bathroom with a shower over the bath, and a large double bedroom complete with built-in wardrobes.

Perfectly positioned on Colliers Wood High Street, the flat benefits from a wide selection of shops, restaurants, and bars just moments away. Excellent transport links on your doorstep provide quick and easy access across London and into the City.



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

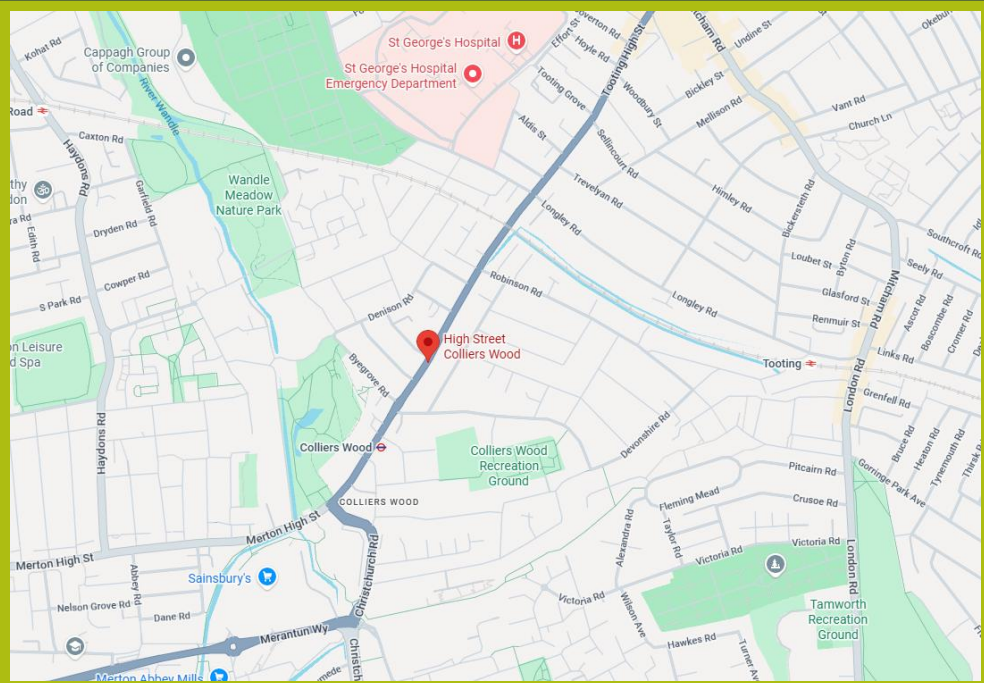
Date Available – 11/06/2026

Holding deposit amount – £346

Security Deposit amount (Five weeks rent) – £1,730.00

Council Tax Band – B

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No 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



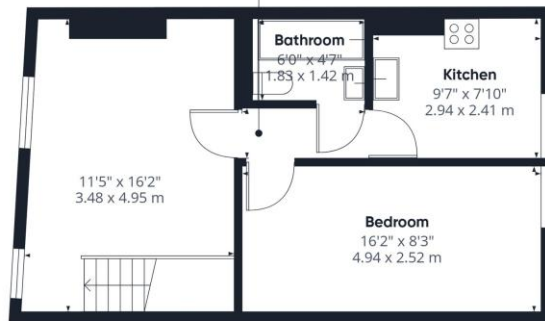
Proposed Development in Immediate Locality?
None



Approximate total area¹⁾
441 ft²
41.1 m²

Ground Floor

Hallway
6'7" x 2'10"
2.03 x 0.88 m



Floor 1



(1) Excluding balconies and terraces

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 A		
81-91 B		
69-80 C	74	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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