

**TO LET**



**St Georges Court, High Street, Colliers Wood, SW19**

**£2,000.00 PCM**

 **2**  

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 **2**

  
**samuel estates**  
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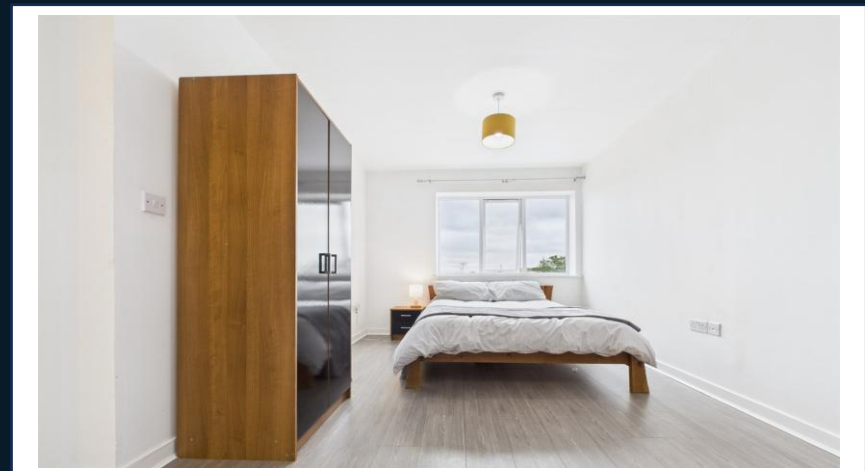
## Property Description

This stylish and well presented two double bedroom, two bathroom apartment is located within the sought-after St Georges Court development. The property features a bright and spacious open-plan kitchen and reception area, along with two generously sized double bedrooms, including a principal bedroom with en-suite, plus a separate modern family bathroom.

Further benefits include lift access within the communal areas, while the apartment itself is positioned towards the rear of the development, away from the high street, offering a peaceful and quiet setting. Ideally located for commuters, Colliers Wood Underground Station (Northern Line) provides excellent connections into Central London, Waterloo International, and beyond. The property also benefits from nearby tram services and excellent bus links, with Wimbledon town centre easily accessible on foot or via a short bus journey.

## 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

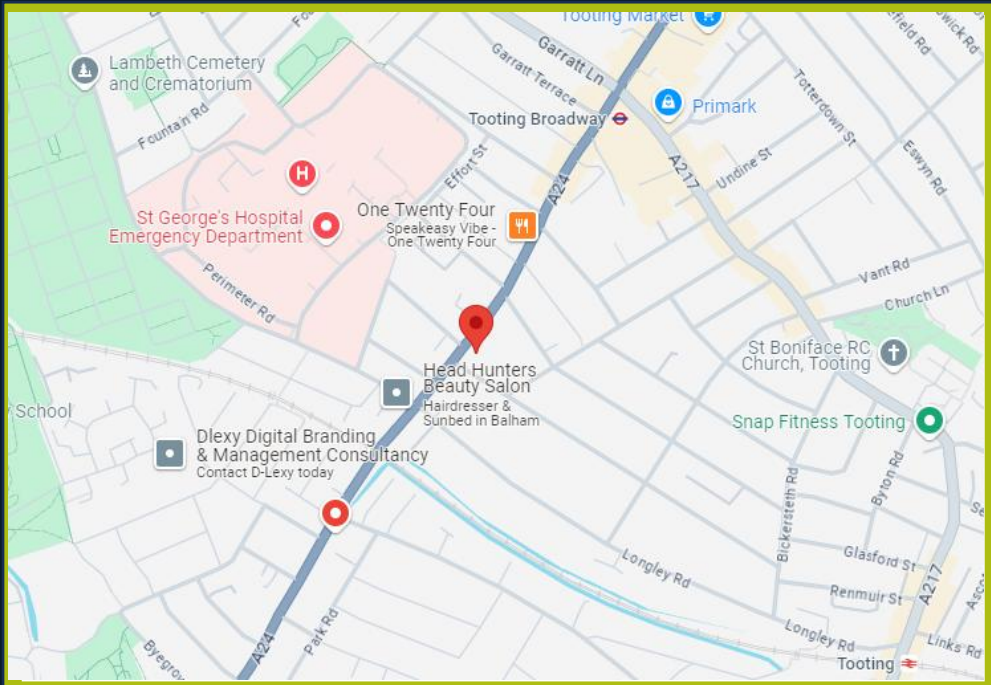
**Date Available – 17/08/2025**

**Holding deposit amount – £**

**Security Deposit amount (Five weeks rent) – £2,307.69**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
No Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



**Mobile Signal**  
Good Coverage

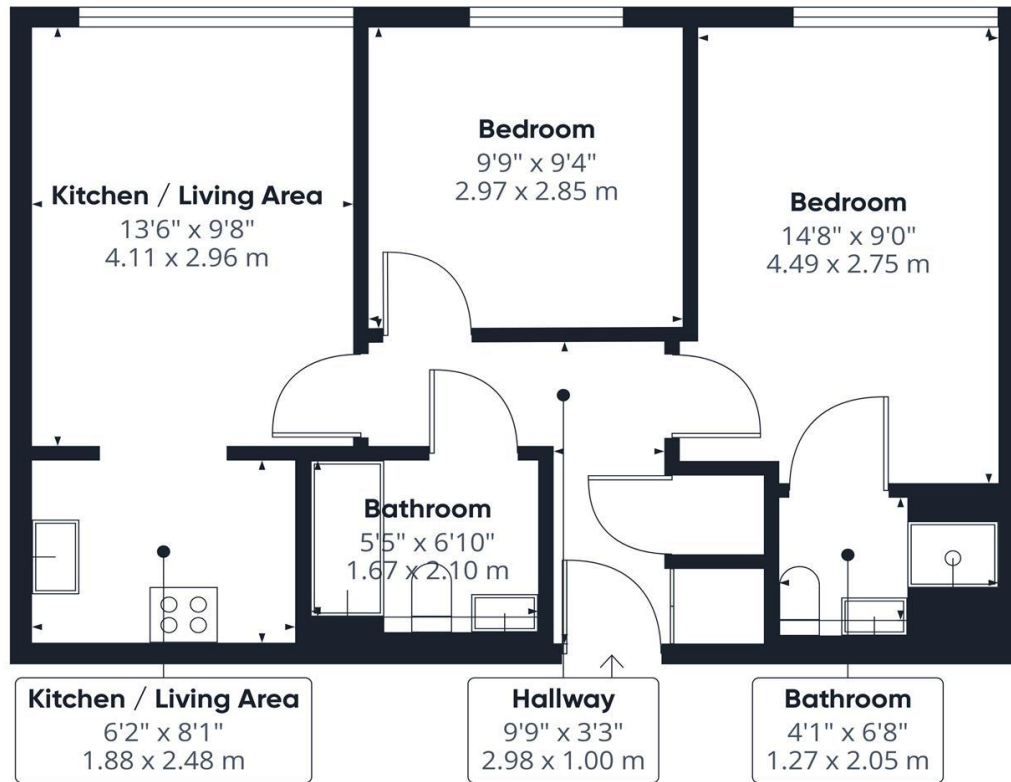


**Flood Risk**

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



**Proposed Development in Immediate Locality?**  
None



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Approximate total area<sup>m</sup>  
551 ft<sup>2</sup>  
51.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		

**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

