

**TO LET**



**Warren Road, Colliers Wood, SW19**

**£1,800.00 PCM**

 **1**

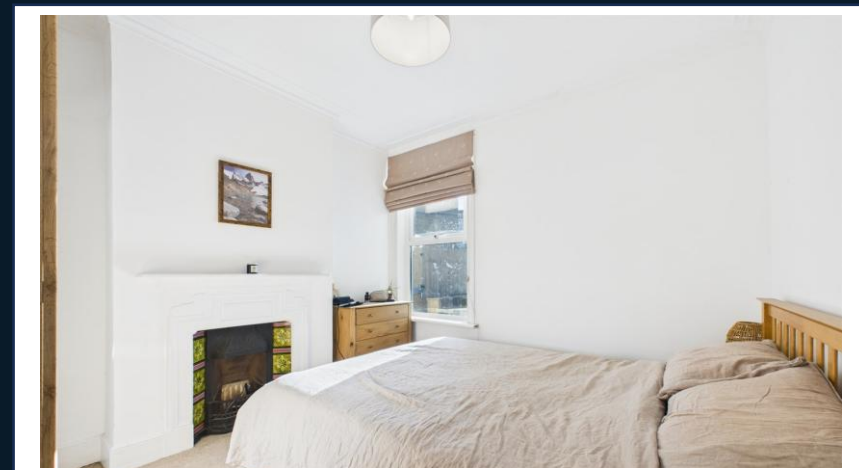
 **1**

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## Property Description

A beautiful ground floor flat boasting one double bedroom is situated on the serene, tree-lined Warren Street in Colliers Wood, SW19. This charming property features a generously sized living room adorned with expansive bay windows and an exquisite fireplace, a well-proportioned bedroom, a three-piece bathroom complete with a shower over the bath, and a fully equipped kitchen with patio doors opening onto a spacious garden.

Conveniently positioned, the property is just a brief stroll away from Colliers Wood tube station on the Northern line, offering excellent transportation links to London Waterloo, London Bridge, Euston, and beyond. The nearby Tandem Centre provides fantastic retail opportunities, with a plethora of high street brands including Starbucks, Sainsbury's Hypermarket, and Marks & Spencer.



## 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

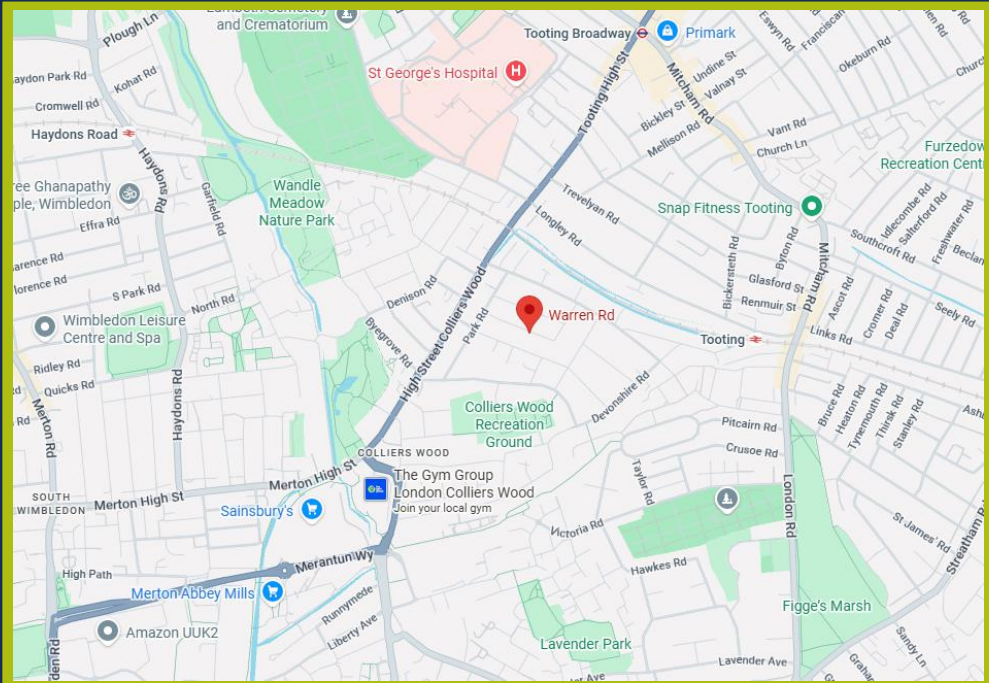
**Date Available – 23/01/2026**

**Holding deposit amount – £415**

**Security Deposit amount (Five weeks rent) – £2,076.00**

**Council Tax Band – B**

**Local Authority – Merton Council**



**Property Type**  
Flat (Ground 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



Approximate total area<sup>(1)</sup>  
419 ft<sup>2</sup>  
38.9 m<sup>2</sup>

Balconies and terraces  
236 ft<sup>2</sup>  
21.9 m<sup>2</sup>

(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 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		75
55-68 <b>D</b>	65	
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

