

Warren Road Colliers Wood, SW19 2HY

£2,500 Per Month



****AVAILABLE NOW**** Ellisons are pleased to market this beautifully presented three bedroom split-level maisonette, located on a popular and highly sought after road that is a short walk to Colliers Wood Underground Station (Northern Line). The property comprises of three good sized double bedrooms, a spacious reception room, modern fitted kitchen / breakfast room and two modern bathroom suites. Located close by to Ofsted 'Outstanding' rated Singlegate School. Offered Part Furnished. Call now to arrange your viewing!

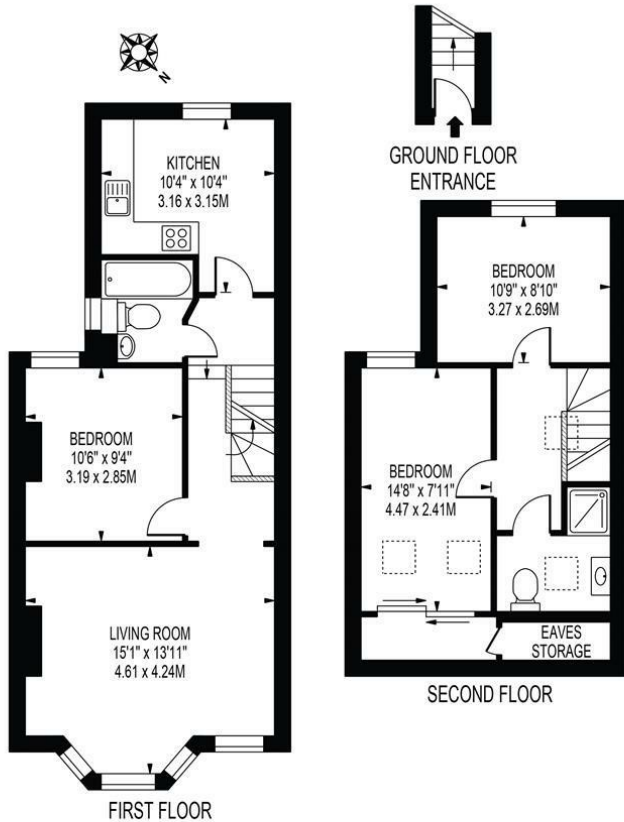
PLEASE NOTE – Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property will not be suitable for sharers.

WARREN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 898 SQ FT - 83.43 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 20 SQ FT - 1.89 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Three Bedrooms
- Two Bathrooms
- Nearby Transport Links
- Good Local Schools
- Available Now
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

