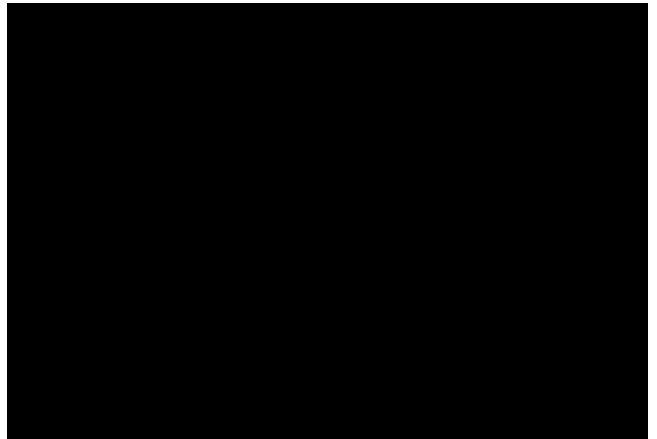


**Church Road  
Colliers Wood, SW19 2QF**

**£1,650 Per Month**



**\*\*AVAILABLE NOW\*\*** A superbly presented one double bedroom house with front garden, located close to both Tube Station and amenities. This gorgeous property comprises of a spacious lounge, modern fitted kitchen, good sized double bedroom with fitted wardrobe and a modern fitted bathroom. Offered unfurnished, we urge you to book viewings early to avoid disappointment.



- One Bedroom House
- Close To Tube Station
- Off Street Parking
- Front Garden
- Unfurnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C

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

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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**

