

TO LET



Warren Road, Colliers Wood, SW19

£1,700.00 PCM

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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

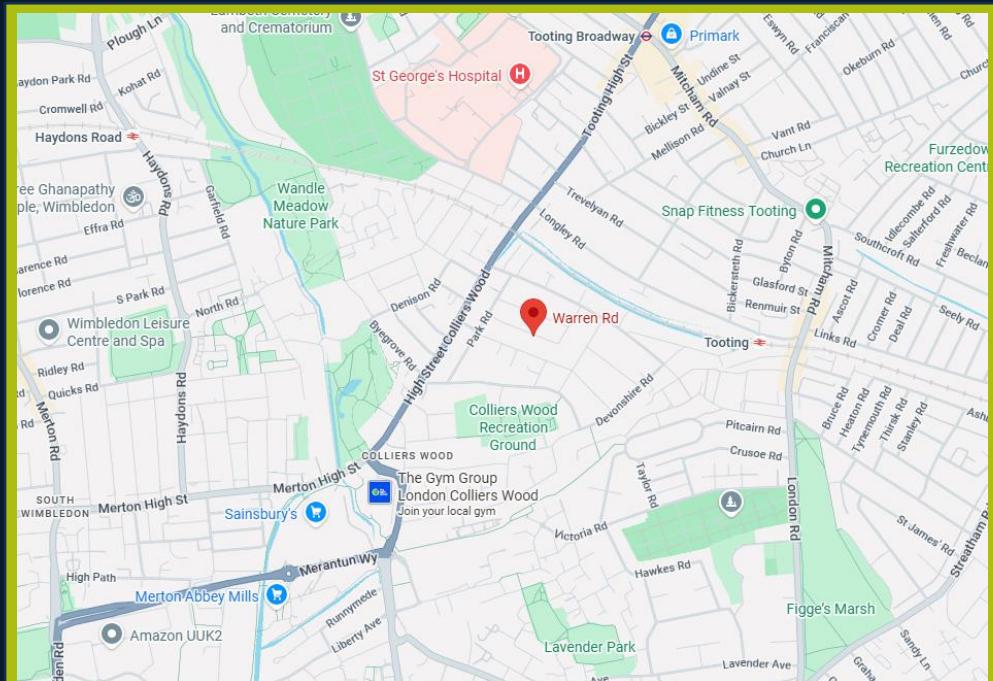
Date Available – 23/01/2026

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961

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



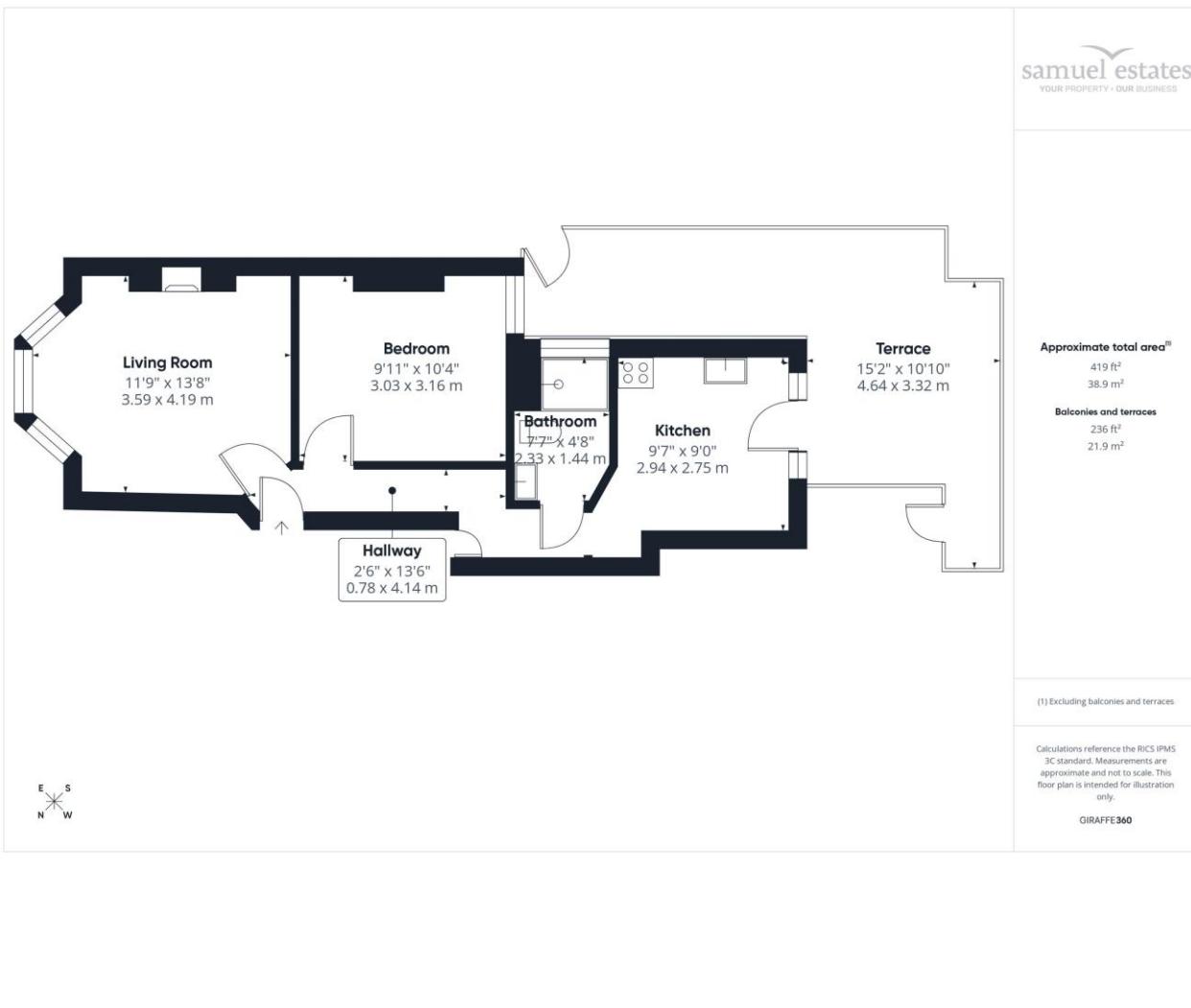
Mobile Signal
Good Coverage



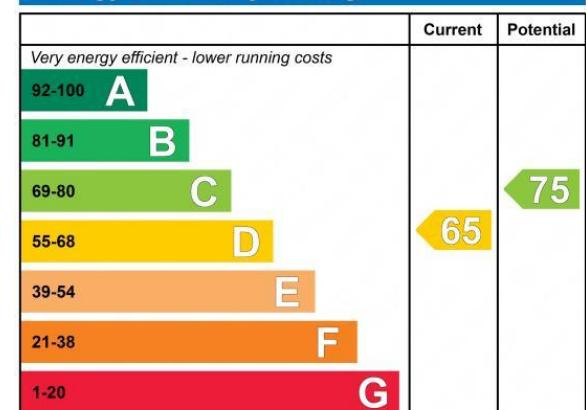
Flood Risk
Has the property been flooded in the past five years: **NO**
Level of Risk: **None**



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating



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