

TO LET



Acre Road, Colliers Wood, SW19

£1,800.00 PCM

 **2**

 **1**


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Property Description

A bright and spacious two-bedroom first floor flat located on the quiet and highly desirable Acre Road, Colliers Wood, SW19.

The property comprises of a bright and spacious living room with a charming feature fire place and large windows allowing in plenty of natural light, a good sized fully equipped kitchen with space for dining and a stunning three piece bathroom with shower over bath.

Added benefits include a low maintenance private garden, gas central heating, and double glazed windows throughout.

The property is located only a short walk to Colliers Wood tube station (Northern Line) allowing excellent transport links and St Georges Hospital is around the corner. Plenty of amazing pubs, restaurants, shops and bards are all on the high street.

This property is perfect for a couple or young family needing a little extra space and great transport links for community.

Viewings strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

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

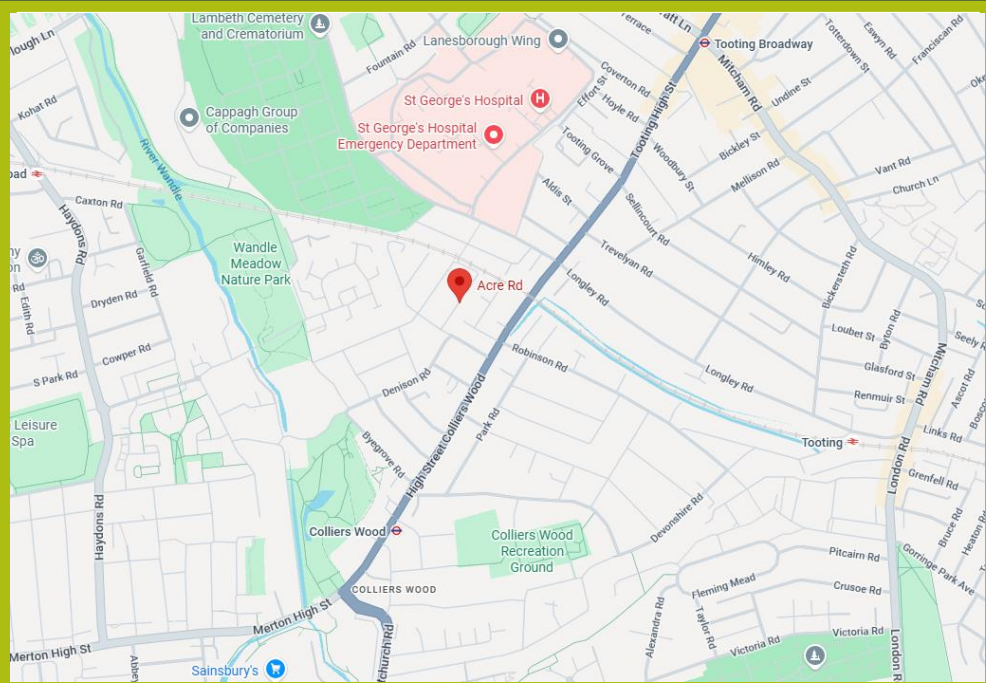
Date Available – 30/04/2026

Holding deposit amount – £415

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

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First 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**

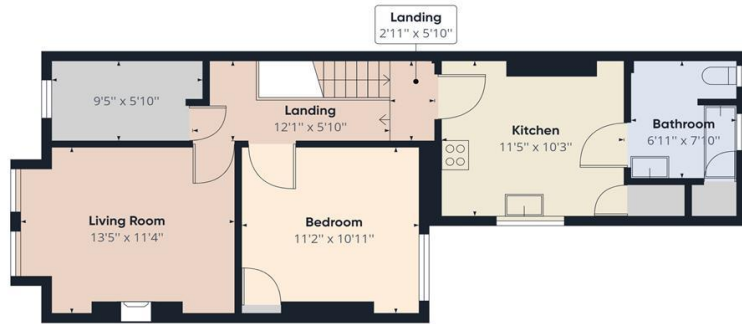


Proposed Development in Immediate Locality?

None



Ground Floor Building 1



Floor 1 Building 1

Acre road

Approximate total area⁽¹⁾
602.22 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		66
39-54 E	51	
21-38 F		
1-20 G		

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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

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