

**Abbey Road
Colliers Wood, SW19 2LZ**

£2,300 Per Month



****AVAILABLE NOW**** A lovely two double bedroom maisonette with its own private rear garden, located on a sought after road and conveniently located close to Northern Line Transport Links at Colliers Wood and South Wimbledon. The property offers a spacious reception room, two well proportioned double bedrooms, a modern fitted kitchen, and a contemporary bathroom. Ideal for a couple or professional sharers looking to rent in the area. With gas central heating. Unfurnished.



- Two Double Bedrooms
- Newly Decorated
- Great Location
- Private Garden
- Close To Colliers Wood & South Wimbledon Tube Stations
- 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) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(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.

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