

TO LET



Park Road, Colliers Wood, SW19

£1,950.00 PCM

 **2**

 **1**


samuel estates
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Property Description

We are delighted to present this superb two-bedroom, first floor apartment in the sought-after area of Merton, situated on the quiet residential Park Road. The property consists of a master bedroom, second double bedroom, large open-plan reception with kitchen and plenty of storage cupboards.

Situated in a bustling urban area, residents will enjoy easy access to a variety of local amenities including shops, restaurants, and schools. The property is also conveniently located near public transportation, making it easy to commute with both Tooting Broadway and Colliers Wood (Northern Line) underground stations within walking distance.



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

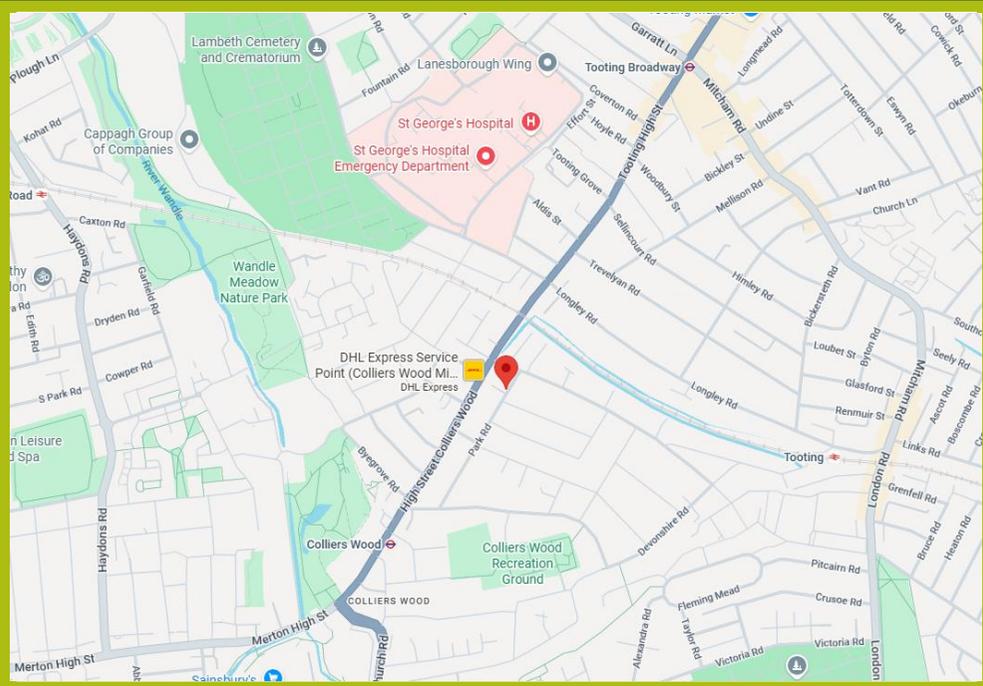
Date Available – 01/05/2026

Holding deposit amount – £450

Security Deposit amount (Five weeks rent) – £2,250.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (Terraced)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



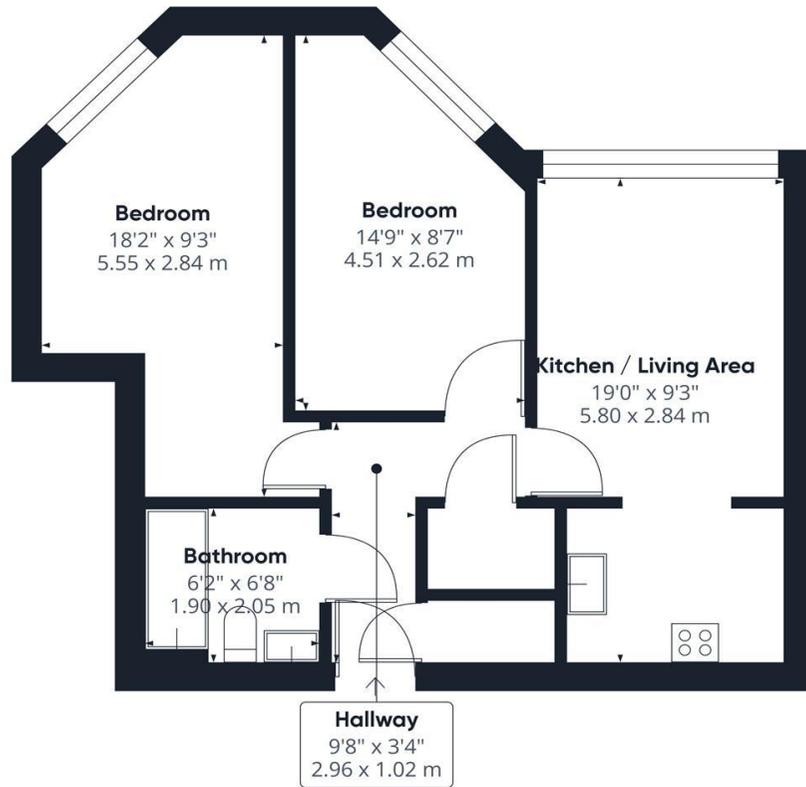
Flood Risk

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



Proposed Development in Immediate Locality?

None



Approximate total area**
537.34 ft²
49.92 m²

(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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

