

TO LET



Courtney Road, Colliers Wood, SW19

£3,000.00 PCM

 **3**

 **3**


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Property Description

A superb and truly stunning three-bedroom, three-bathroom split-level maisonette set on the quiet, highly residential Courtney Road in Colliers Wood, SW19. The first floor offers an exceptionally spacious living room flooded with an abundance of natural light, featuring two fireplaces and an open-plan dining area. Also on this level is a third bedroom, a stylish three-piece family bathroom with shower over bath, and a large separate kitchen with ample storage and a four-seater breakfast bar. The kitchen opens onto a private terrace with newly installed composite decking, which leads down to a low-maintenance private garden, perfect for relaxing or entertaining.

The second floor comprises of two generous double bedrooms, one with an en-suite shower room, along with a separate shower room. Additional benefits include beautiful hardwood flooring throughout, double-glazed windows, and a striking open-riser staircase that creates a stunning feature point within the living space.

The property is ideally positioned within a short walk of Colliers Wood Tube Station (Northern Line), offering excellent transport links across London and into the City. Nearby green spaces include Wandle Park, Colliers Wood Recreation Ground, and Lavender Park, all within easy walking distance. There is also a wide range of local shopping amenities, with Tandem Centre close by, alongside Marks & Spencer and Sainsbury's superstores opposite. Well-regarded local schools include Singlegate Primary School and Harris Academy Wimbledon, both rated Outstanding are both within the catchment area.

This impressive home is ideal for families seeking generous living space, excellent transport connections, and a peaceful residential setting.

Disclaimer

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Material Information

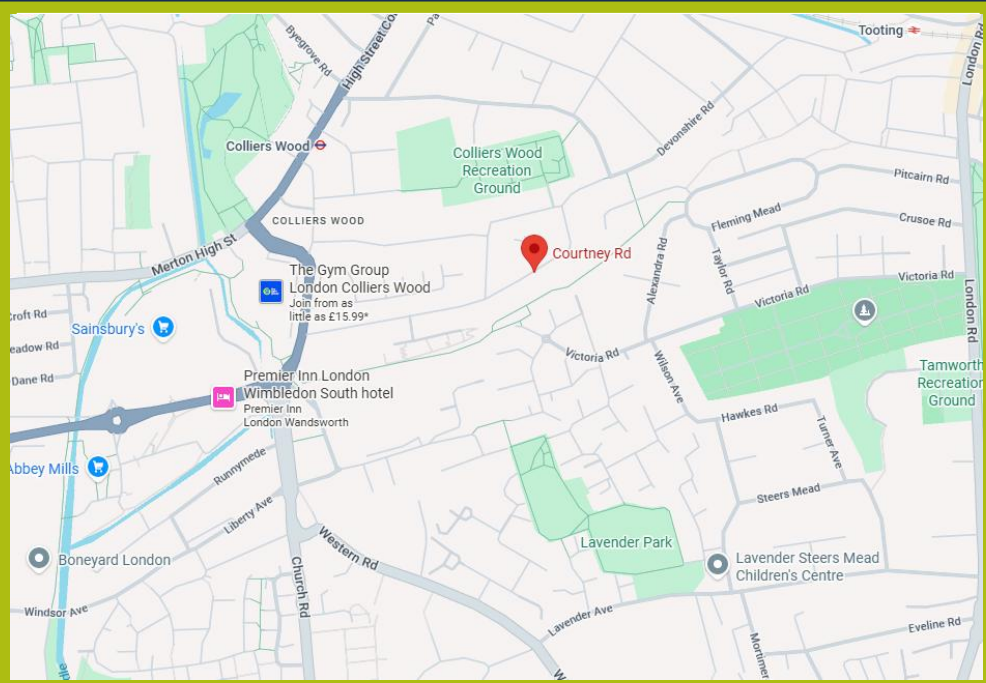
Date Available – 01/05/2026

Holding deposit amount – £692

Security Deposit amount (Five weeks rent) – £3,461.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Maisonette (First Floor)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Cable



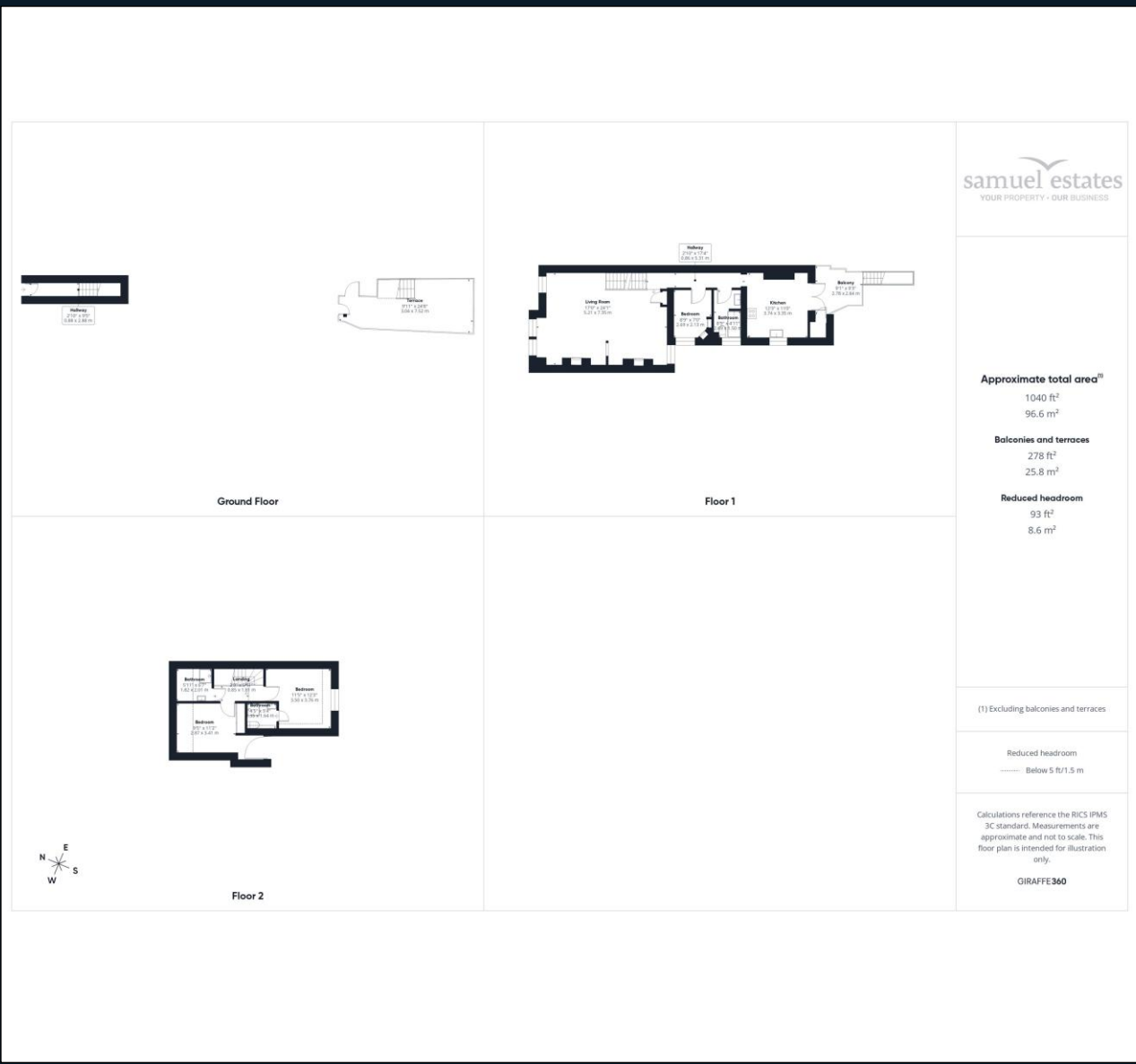
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
None



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Approximate total area^m
1040 ft²
96.6 m²

Balconies and terraces
278 ft²
25.8 m²

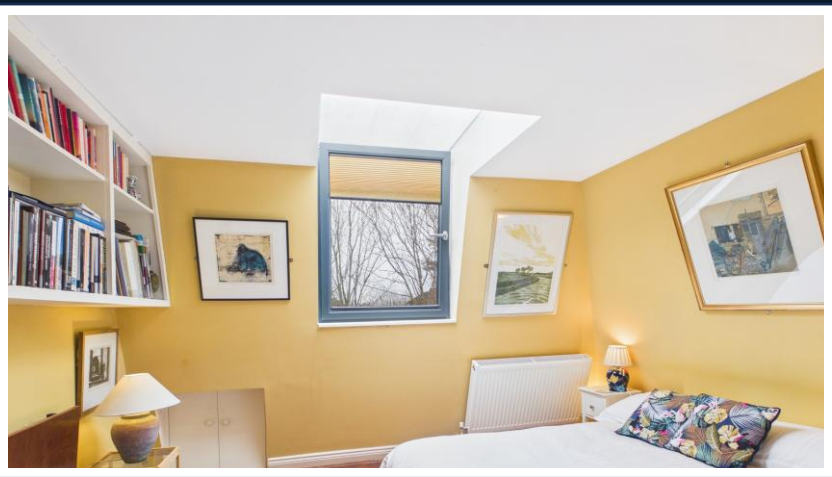
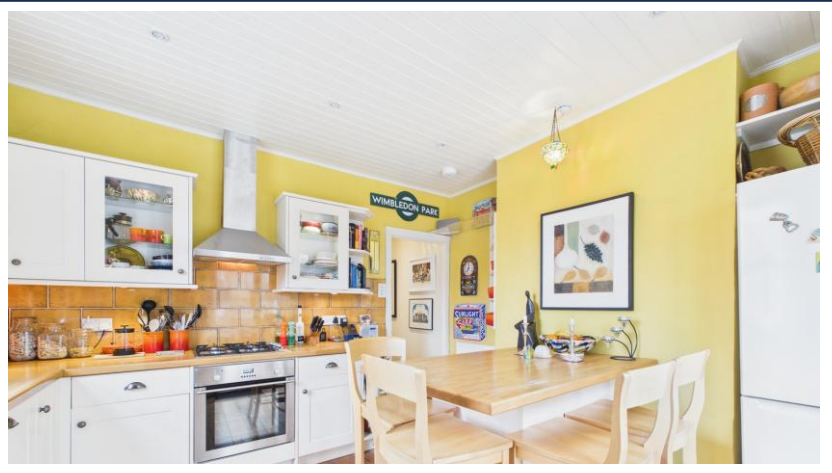
Reduced headroom
93 ft²
8.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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	67	72
39-54 E		
21-38 F		
1-20 G		

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