

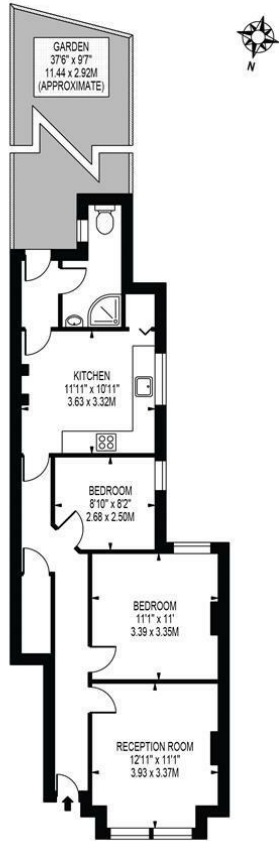
## Clarendon Road Colliers Wood, SW19 2DX

£1,995 Per Month



**\*\*AVAILABLE NOW\*\*** A beautifully presented two double bedroom ground floor maisonette, located on a popular and sought after road close to Colliers Wood (Northern Line) Underground Station, local bus routes and fantastic nearby amenities. The property comprises of a spacious lounge area, two good sized double bedrooms and a kitchen diner with access to the private rear garden. Offered Unfurnished. Call now to arrange your viewing!

**CLARENDON ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 671 SQ FT - 62.37 SQ M



GROUND FLOOR  
 FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Two Double Bedrooms
- Private Garden
- Close To Tube Station
- Unfurnished
- Available Now
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	
<b>England &amp; Wales</b>	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.

**Celebrating 30 years of successful Sales and Lettings in Merton**

