

De'arn Gardens Mitcham, CR4 3AZ

£2,300 Per Month



****AVAILABLE NOW**** Ellisons are pleased to be marketing this three bedroom, two reception property located on the Colliers Wood borders within walking distance of Colliers Wood Town Centre and Northern Line Underground Station. Comprising of two reception rooms, separate modern kitchen with hardwood flooring, two double bedrooms and a single bedroom, which would be ideal for those wanting a separate study to work from home and a modern fitted bathroom. This lovely property benefits further from having off street parking. This property would be an ideal property for a professional couple or family, and is offered part furnished.

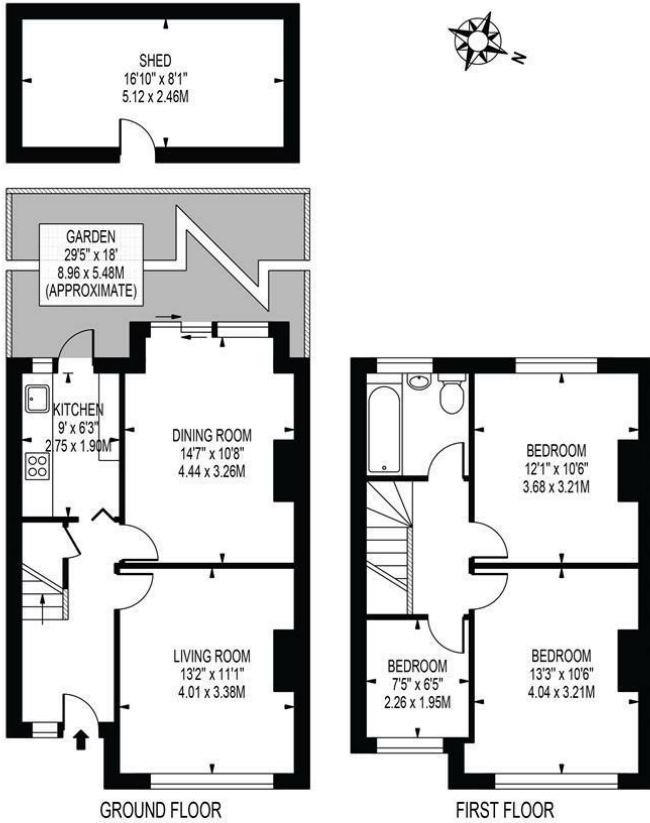
PLEASE NOTE – Due to the current Article 4 and Licensing Regulations in place in certain wards of the Merton borough, this property will not be suitable for sharers.

DE'ARN GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 874 SQ FT - 81.20 SQ M

(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 136 SQ FT - 12.60 SQ M



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.

- Three Bedrooms
- Two Receptions
- Good Location
- Available Now
- Part Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : TBC
- 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		
(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.

Celebrating 30 years of successful Sales and Lettings in Merton

