

**North Road
Wimbledon, SW19 1TR**

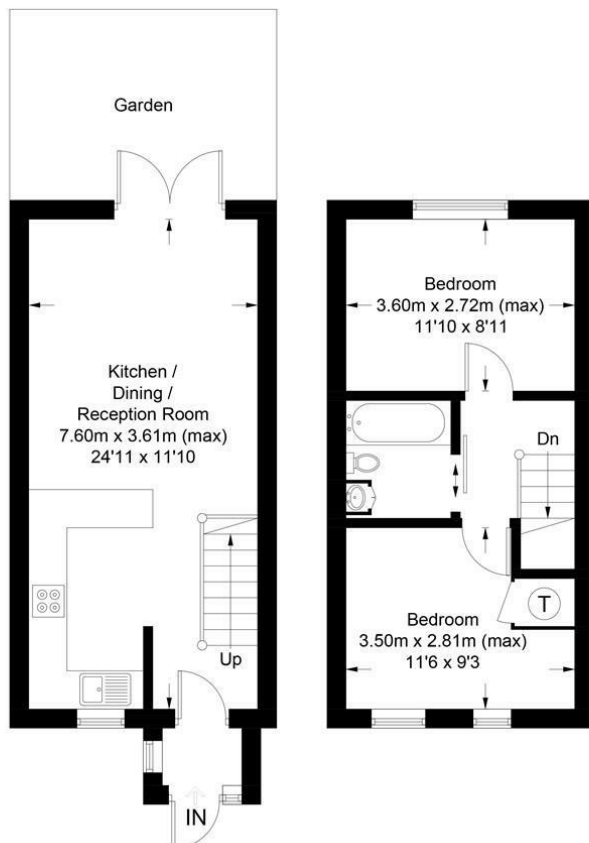
£2,400 Per Month



****AVAILABLE NOW**** Ellisons are pleased to bring to the market this spacious two bedroom house, located in a popular road in Colliers Wood. A short walk to Colliers Wood Tube Station and amenities at both Colliers Wood and Tooting Broadway, the property is well kept inside and has a lovely low maintenance rear garden, modern kitchen and bathroom and two good sized bedrooms. Ideal for professionals looking for excellent commuter links into the City.

North Road, SW19

Approximate Gross Internal Area = 57.3 sq m / 617 sq ft

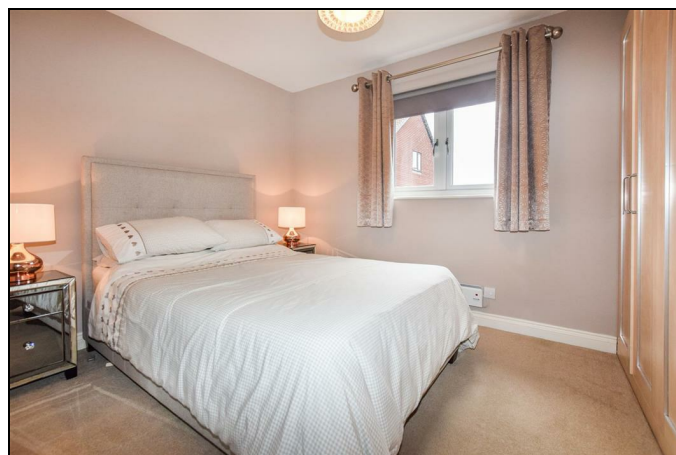


Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Two Bedrooms
- Modern Kitchen and Bathroom
- Low Maintenance Rear Garden
- Good Transport Links
- Quiet Residential Area
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : D



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	

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of successful Sales and
Lettings in Merton**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.