Ellisons

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Sales & Lettings
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# Liberty Avenue
# Colliers Wood, SW19 2QS

## £2,300 Per Month







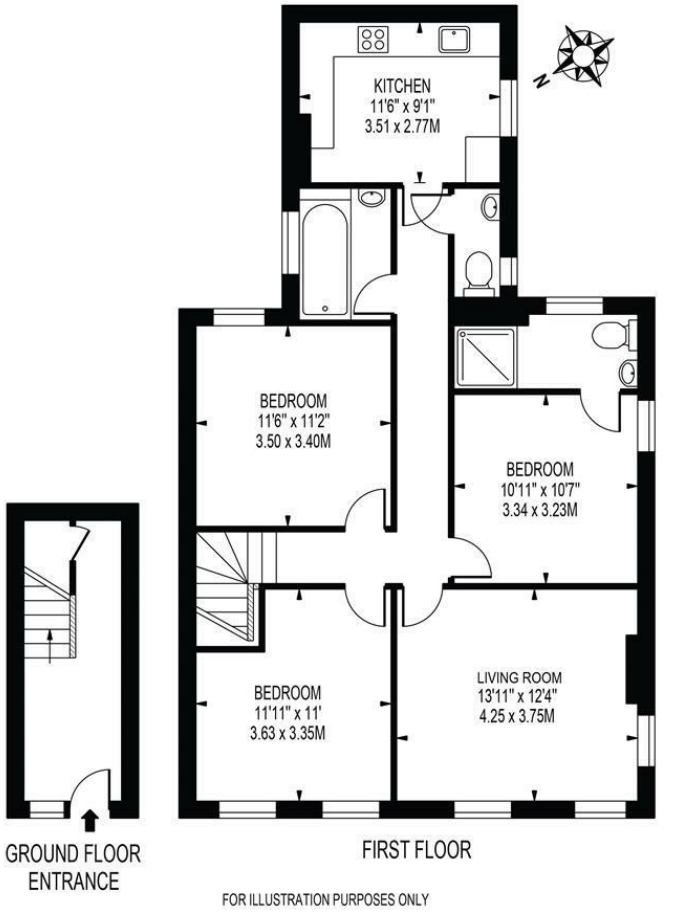


**AVAILABLE NOW** Ellisons are pleased to bring to the market this bright and spacious three bedroom first floor flat, located close to Merton Abbey Mills. The property further benefits from two bathrooms, one being an en-suite off the master bedroom, lovely sized living room and a modern, newly fitted kitchen. This property has enough space to be a two bedroom, two reception property, should someone require the extra living space. Unfurnished.

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.

# LIBERTY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: **981 SQ FT - 91.17 SQ M**




FOR ILLUSTRATION PURPOSES ONLY

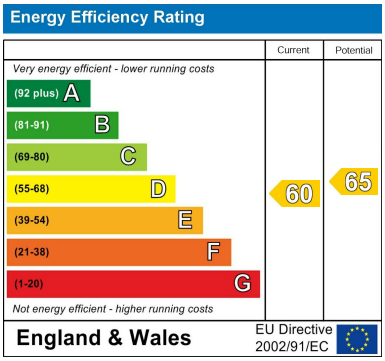
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS 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 Bathrooms
- Newly Refurbished
- Great Location
- Available Now / Unfurnished
- First months rent in advance
- Damages deposit = five weeks rent
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : C




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8544 0518**

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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**

30 YEARS 1989–2019