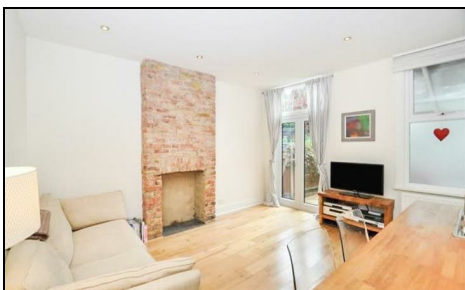


## Courtney Road Colliers Wood, SW19 2EE

£1,850 Per Month



**\*\*AVAILABLE 22nd September 2025\*\*** A beautifully presented one bedroom period garden maisonette, located just a short walk away from Colliers Wood Underground Station, an array of amenities at Tandem Centre and Tooting High Street. This lovely property would be ideal for a couple looking to be close to a tube station and the nightlife of Tooting. Comprising of an open plan lounge / kitchen, a good sized double bedroom, private south facing rear garden and its own private entrance. Offered to the market furnished, view now to avoid missing out on this property.

## Courtney Road, SW19

Approximate Gross Internal Area = 54.7 sq m / 589 sq ft



### Ground 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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- One Double Bedroom
- Sought After Location
- Private Rear Garden
- Close To Transport Links
- Private Entrance
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- Merton Council Tax Band : B



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>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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.

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