

## Kipling Drive Colliers Wood, SW19 1TJ

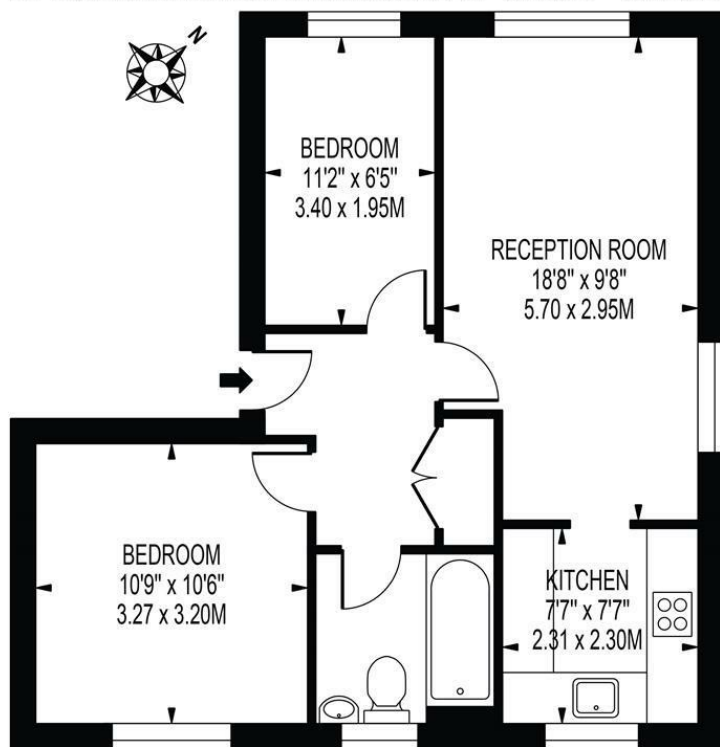
£1,900 Per Month



**\*\*AVAILABLE NOW\*\*** Ellisons are pleased to be marketing this stunning refurbished two double bedroom flat, located a short distance away from Colliers Wood Underground Station, and is within walking distance of both Wimbledon and Tooting High Streets. The flat comprises of a spacious reception room, with separate modern fitted kitchen. The property also has a new fitted bathroom suite, with two generous sized double bedrooms. Offered Furnished as seen. Call now to arrange your viewing!



**KIPLING DRIVE**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 541 SQ FT - 50.22 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
- Allocated Parking
- Close To Transport Links
- Available Now
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : E
- 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>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(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.

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

