

Clarendon Road Colliers Wood, SW19 2DY

£2,400 Per Month



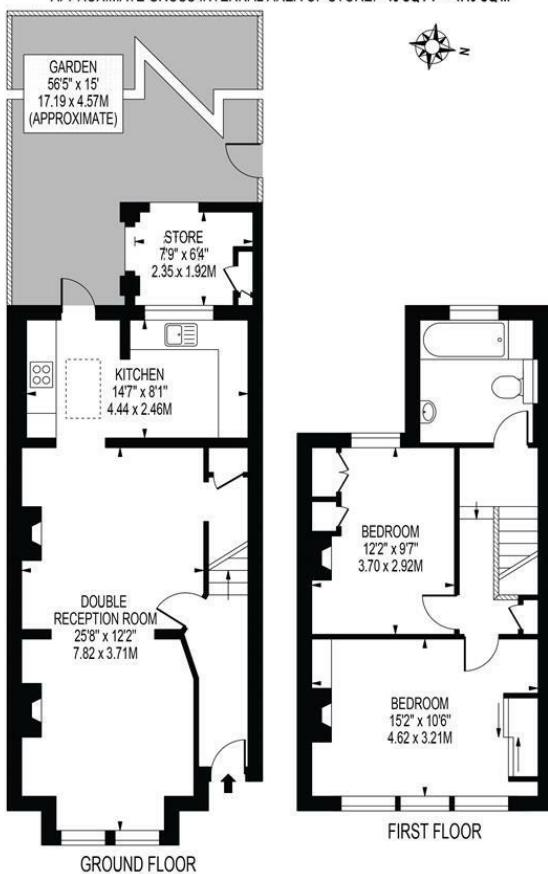
****AVAILABLE 25th MARCH 2026**** A beautifully decorated and well presented two bedroom, two reception period terraced family home, located in a highly sought after area close to Colliers Wood Underground Station (Northern Line), local park and Outstanding Ofsted Primary School. This property offers a bright and spacious through-lounge / reception room, perfect for both relaxing and entertaining, with tasteful décor and attractive period features. To the rear there is a modern fitted kitchen with direct access to a low maintenance West facing garden. Upstairs there are two good sized bedrooms, both which have been decorated beautifully, along with a modern family bathroom.

Offered to the market Unfurnished, enquire now to arrange your viewing.

CLARENCE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 905 SQ FT - 84.06 SQ M
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL AREA OF STORE: 48 SQ FT - 4.49 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.

- Two Bedroom House
- Two Reception Rooms
- Low Maintenance Rear Garden
- Available 25th March 2026
- Unfurnished
- 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		86
(81-91) B		
(69-80) C		68
(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

