

## Myrna Close Colliers Wood, SW19 2HN

£2,150 Per Month



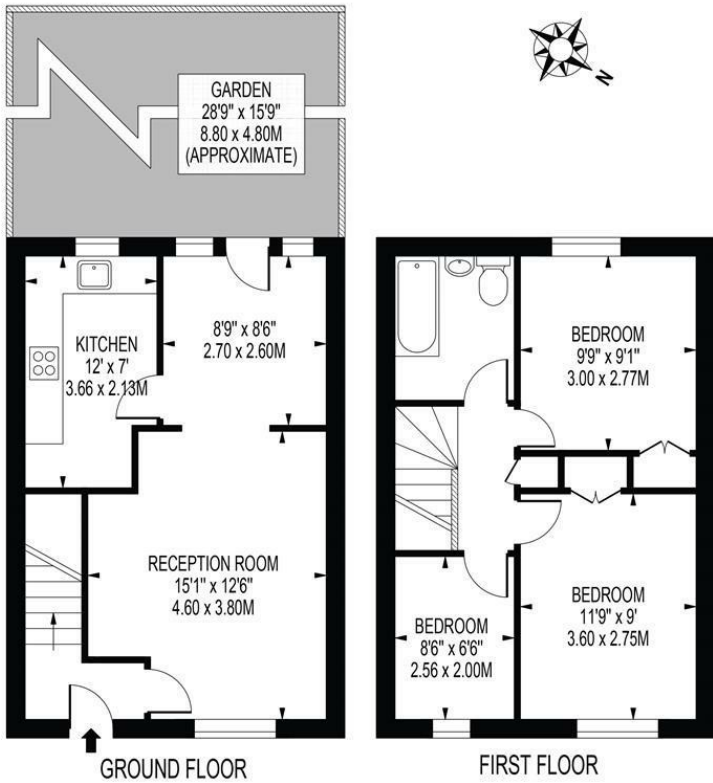
**\*\*AVAILABLE NOW\*\*** Ellisons are pleased to be marketing this three bedroom family home, located just a short walk away from Colliers Wood High Street, Northern Line Underground Station and local amenities. The property comprises of a through lounge that leads on to a private low maintenance rear garden, and to the upper floor you have two double bedrooms, a single bedroom (that would be ideal for a child's bedroom or home office) and the family bathroom. Offered unfurnished. Call now to arrange your viewing!

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.



## MYRNA CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 765 SQ FT - 71.04 SQ M



- Three Bedrooms
- Private Rear Garden
- Close To Transport Links
- Unfurnished
- Available Now
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : C
- Merton Council Tax Band : D

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>85</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (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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