

## New Close Colliers Wood, SW19 2SY

£2,250 Per Month

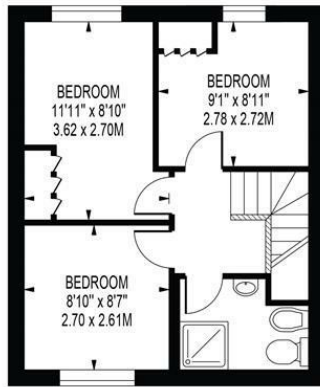
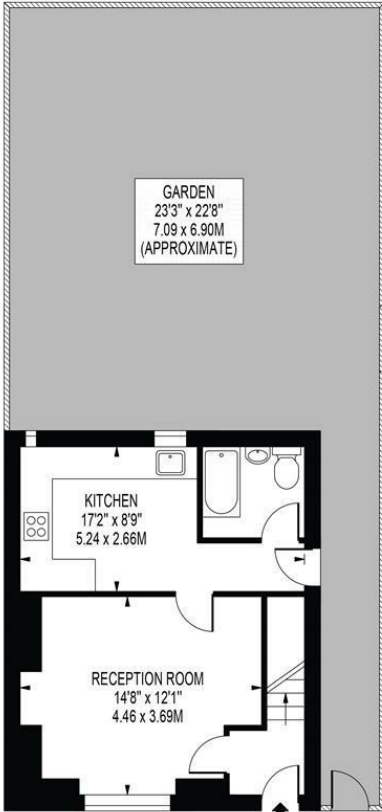


**\*\*AVAILABLE 5th JUNE 2026\*\*** Ellisons are pleased to offer a lovely three bedroom, two bathroom end of terrace house, located just a short walk to the ever popular Morden Hall Park and good transport links at Phipps Bridge Tram stop leading to Wimbledon and Croydon. The property comprises of three well sized bedrooms, a modern fitted kitchen, two bathrooms and a low maintenance rear garden. Please call 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.

## NEW CLOSE, COLLIERS WOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 734 SQ FT - 68.17 SQ M



GROUND FLOOR

FIRST 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.



- Three Bedrooms
- Modern Kitchen
- Rear Garden
- Close to Award Winning Park
- Available 5th June 2026
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : D
- 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>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

