

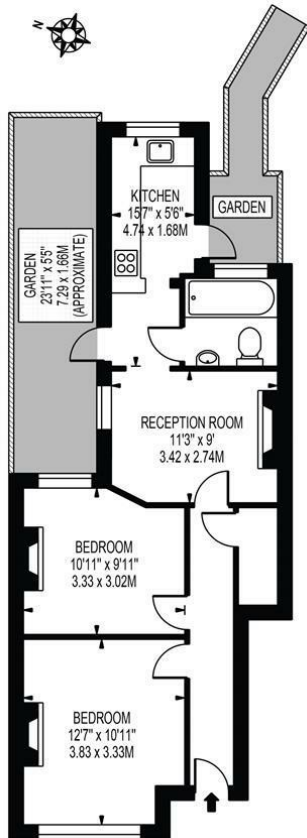
## Kimble Road Colliers Wood, SW19 2AS

**£1,900 Per Month**



**\*\*AVAILABLE NOW\*\*** A beautifully presented two double bedroom garden maisonette, located close by to Colliers Wood Underground Station and the bustling Tooting High Street. The property comprises of a modern fitted kitchen, living room, two double bedrooms, a contemporary bathroom suite and a private low maintenance rear garden. In a fantastic location, close to good local restaurants, shops and transport links. This property is offered fully furnished. Call now to arrange your viewing!

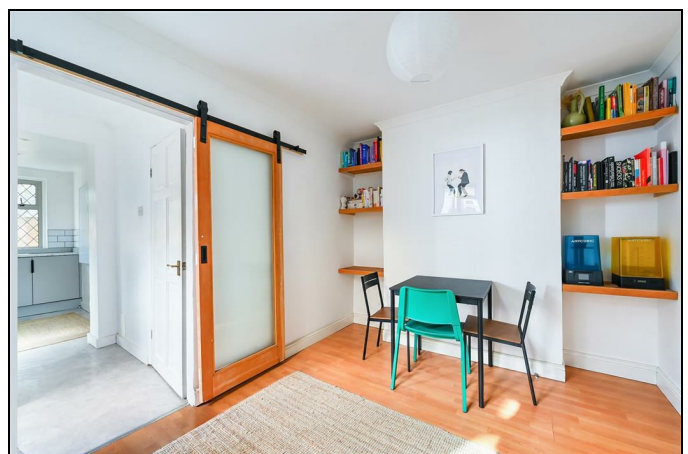
**KIMBLE ROAD**  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 539 SQ FT - 50.10 SQ M



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
- Private Garden
- Close To Underground Station
- Furnished
- Gas Central Heating
- EPC Rating : C
- Merton Council Tax Band : B
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent



| 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>                            | 74      | 75        |
| (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                     |         |           |



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**

