

## Dane Road Colliers Wood, SW19 2NB

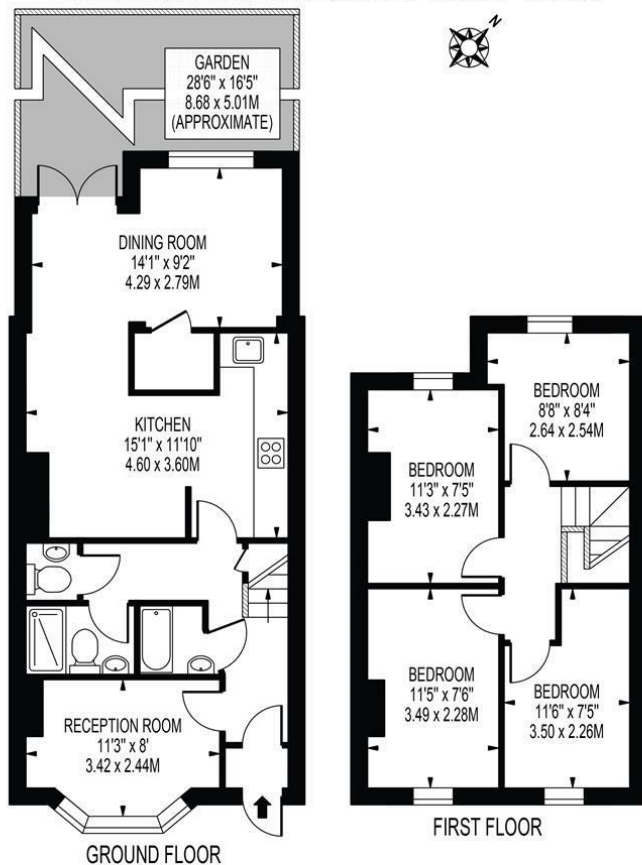
**£3,000 Per Month**



**\*\*AVAILABLE NOW - SHARERS WELCOME\*\*** Ellisons are pleased to be marketing this four bedroom house, located on a sought after road close to Northern Line Underground Station and Great Amenities. The property comprises of a living room, downstairs bathroom, fitted kitchen with dining area and direct access to the south facing rear garden. To the upstairs there are four bedrooms and a further bathroom, making this the ideal property for sharers looking in the area. Offered to the market furnished. Call now to arrange your viewing!

## DANE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 900 SQ FT - 83.64 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.

- Four Bedrooms
- Close To Tube Station
- Sharers Welcome
- South Facing Garden
- Furnished
- First months rent in advance
- Damages deposit = five weeks deposit
- Fee of Intent = one weeks rent
- EPC Rating : TBC
- Merton Council Tax Band : D



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</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     |         |           |