

## Warren Road Colliers Wood, SW19 2HX

£4,500 Per Month



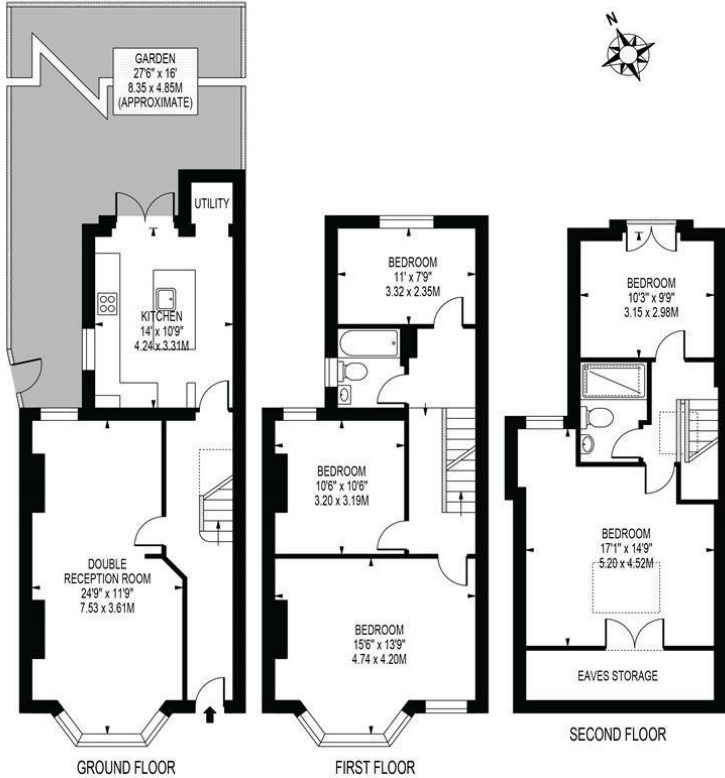
**\*\*AVAILABLE 14th MARCH 2025\*\*** A stunning, newly refurbished five bedroom house with a low maintenance garden, located on a quiet residential road close to both Colliers Wood Tube Station (Northern Line) and Tooting High Street where you will find plenty of restaurants and amenities. Comprising of a great sized through lounge / dining room, brand new modern kitchen with stone work tops, that leads out onto the low maintenance rear garden. With five double bedrooms and two bathrooms, this house would be great for either a family or friends looking to share and is offered fully furnished.



## WARREN ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1543 SQ FT - 143.38 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 58 SQ FT - 5.40 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.



- Five Bedrooms
- Beautifully Presented
- Fantastic Location
- Close To Tube
- Fully Furnished
- 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	86
(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			
<b>England &amp; Wales</b>		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**

