

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



KIMBLE ROAD, COLLIERS WOOD, SW19

- PRIVATE GARDEN
- 1/2 BEDROOMS
- MODERN BATHROOM
- GREAT LOCATION
- NEUTRAL DECOR
- BRIGHT RECEPTION ROOM

£1,500 PCM

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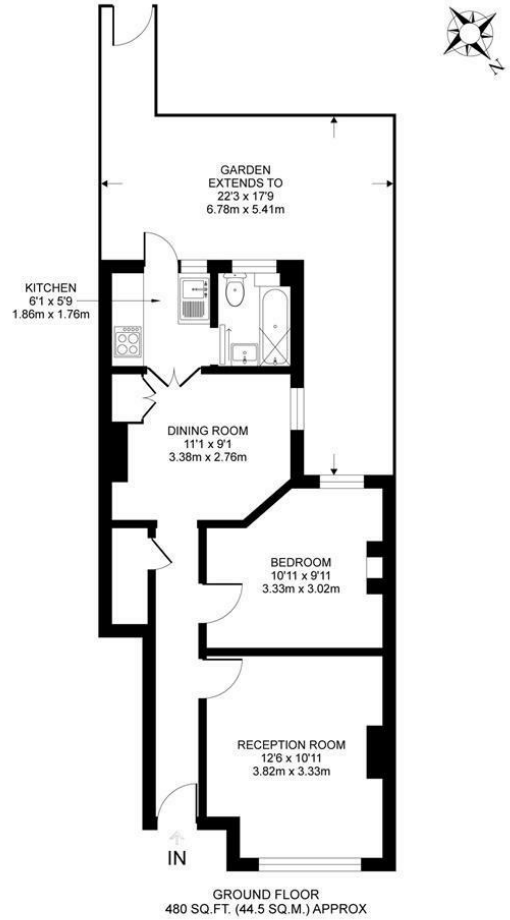


KIMBLE ROAD, COLLIERS WOOD, SW19



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Kimble Road, SW19



TOTAL APPROX. FLOOR AREA 480 SQ. FT. (45 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

C James & Co are pleased to present this 1/2 Bedroom ground floor flat to the lettings market. Recently redecorated throughout the property benefits from front reception room which could be used as a 2nd bedroom, a double bedroom, dining/living room, kitchen, modern bathroom and private patio garden.

Available 4th February. Offered unfurnished. Ideal for a couple, professional sharers or small family.

Located within walking distance of Colliers Wood tube station, commuting couldn't be easier.

EPC Rating - C

Council Tax - Merton Council Tax Band B

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LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating