

TO LET



Shelley Way, Colliers Wood, SW19

£1,500.00 PCM

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Property Description

This stunning one bedroom flat situated on the first floor, comprises a generous double bedroom layout with expansive mirrored double wardrobes. The spacious reception area flows into a fully equipped kitchen. The bathroom is generously sized and includes an overhead shower. Additionally, the property includes an allocated parking space.

Conveniently positioned, the property is just a short stroll away from Colliers Wood tube station (on the Northern Line), facilitating excellent transportation connections across London and to the City. Moreover, a plethora of sought-after shops, bars, and restaurants are all conveniently within walking distance. Further benefits include Wandle Meadow Nature Park on your doorstep.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

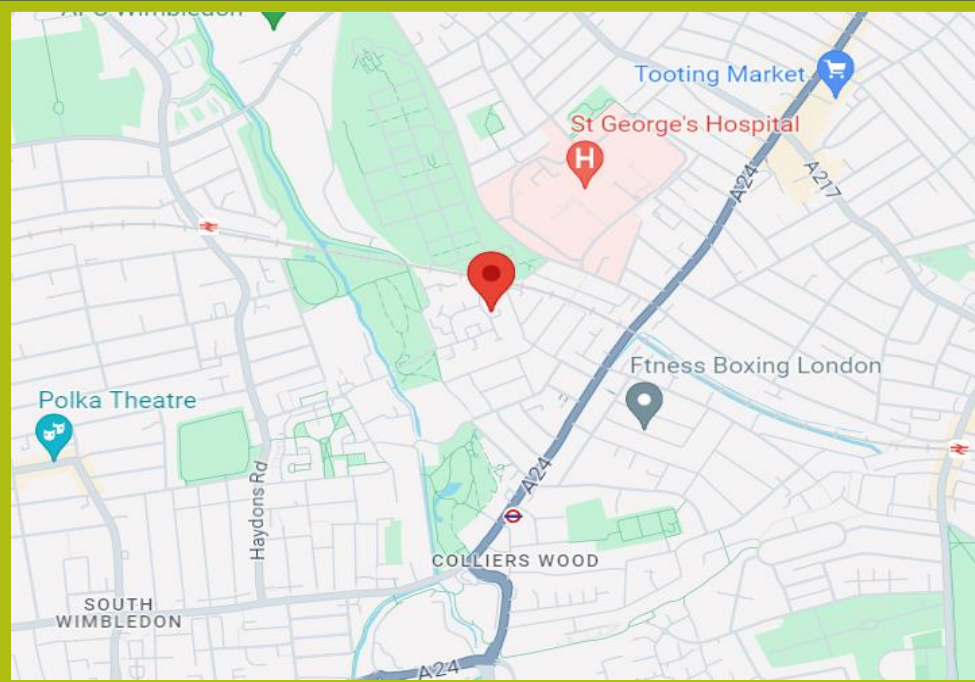
Date Available – 28/04/2024

Holding deposit amount – £346.15

Security Deposit amount (Five weeks rent) – £1,730.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Excellent



Mobile Signal

Excellent



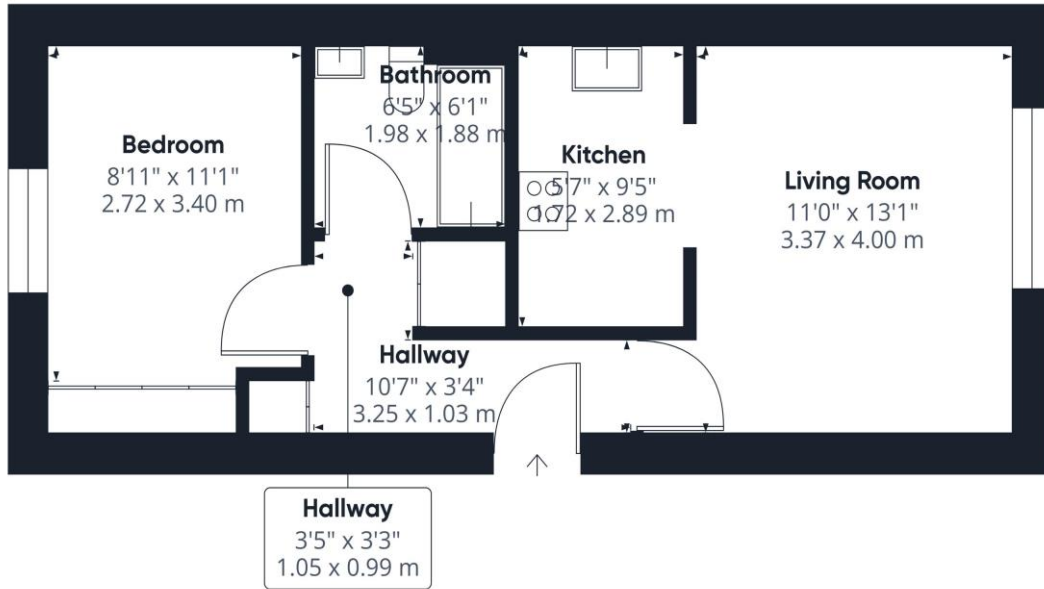
Flood Risk

Has the property been flooded in the past five years: **NO**
Level of Risk: Low



Proposed Development in Immediate Locality?

None



Approximate total area¹⁾
424.29 ft²
39.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE300



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		81
69-80 C	69	
55-68 D		
39-54 E		

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