

C. JAMES & CO.

SALES AND LETTINGS AGENTS



£1,850 PCM

22 College Road, Colliers Wood, London, SW19 2BS

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A period first floor maisonette in good order throughout. Conveniently located within a short walk of Colliers Wood high street and tube station. Own front door, Two double bedrooms, generous lounge to front, modern kitchen and bathroom and private garden to rear. Unfurnished and available from 17th July 2023.

EPC Rating 'C'

Merton Council: Band 'C' £1579.08

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

| Energy Efficiency Rating | | Current | Planned |
|---|---|-------------------------|---------|
| Very energy efficient - lower running costs | | | |
| 192-201 | A | | |
| 181-191 | B | | |
| 169-180 | C | | |
| 155-168 | D | | |
| 139-154 | E | | |
| 121-138 | F | | |
| 55-120 | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |