



# FIELDHOUSE

T: +44 (0)20 7013 0770  
F: +44 (0)20 7731 1964  
PROPERTY@FHRES.CO.UK  
FHRES.CO.UK



## 48 University Road, Colliers Wood, London, SW19 2BX

FIRST FLOOR TWO BEDROOM FLAT located within close proximity of Colliers Wood Underground Station (Northern line zone 3) and other local amenities. The property is accessed from street level and comprises a bright and spacious 17ft x 13ft reception room, two bedrooms, a fitted kitchen with a range of base and eye level units and a fitted shower room. The property also benefits from access to a rear garden space. Available immediately on an Unfurnished basis.

- AVAILABLE IMMEDIATELY
- BRIGHT RECEPTION ROOM
- TWO BEDROOMS
- SHOWER ROOM
- GARDEN

Minimum Length of Tenancy: 12 Months  
Council Tax: London Borough of Merton  
Council Tax Band: C

**£2,000 PCM\***



GROSS INTERNAL AREA  
 TOTAL: 710 sq. ft. 66 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**FIELDHOUSE RESIDENTIAL LIMITED**

Registered Address: 94 Wandsworth Bridge Road, London SW6 2TF  
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