



CROWN

LETS 4 U

TO LET



£1,000 Monthly

1 Bedroom Maisonette New Close, London SW19

Crown Lets 4u Estate Agents are proud to present to the market this spacious first floor one bed maisonette with parking space and communal garden in Colliers Wood/Morden area.

This marvellous property has a double bedroom, separate fully fitted modern kitchen, spacious lounge and a modern bathroom. The property benefits from double glazed windows, gas central heating and laminated flooring throughout. Located within a 10-15 minute walk to Colliers wood station and Morden Station. Only 2 minutes walking distance to Phipps Bridge Tram Stop. The area is quiet and close to large Sainsbury's in Colliers Wood, two mins walk from the National Trust Morden Hall Park, Abbey mills market, pubs/restaurants and also the large Nuffield Health gym.

STUDENT WELCOME

AVAILABLE NOW!

- 1 Bed Maisonette
- First Floor
- Modern Flat
- Double Bedroom
- Modern Kitchen
- Separate Lounge
- Modern Bathroom
- Gas Central Heating
- Double Glazed
- Laminated Flooring
- Parking Space
- Communal Garden
- Close to Colliers Wood Station
- Close to Morden Station
- Close to all Local Amenities



EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

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