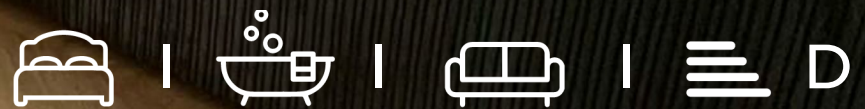




**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Landseer Close, Colliers Wood

Per Month £1,600 Per Month



AVAILABLE IMMEDIATELY, UNFURNISHED - OWN GARDEN! This delightful one bedroom end terrace house offers a well-thought-out layout spanning 422 square feet, ideal for individuals or couples seeking a cosy home.

One of the standout features of this home is its private garden, a lovely outdoor space where you can enjoy fresh air and sunshine. Additionally, the property comes with an allocated parking space, providing you with the convenience of off-street parking.

Its location is particularly advantageous, being close to central Colliers Wood and Merton Abbey Mills, where you can explore a variety of shops, cafes, and local amenities.

92 High Street, Carshalton, Surrey, SM5 3AE | 020 8669 1231  
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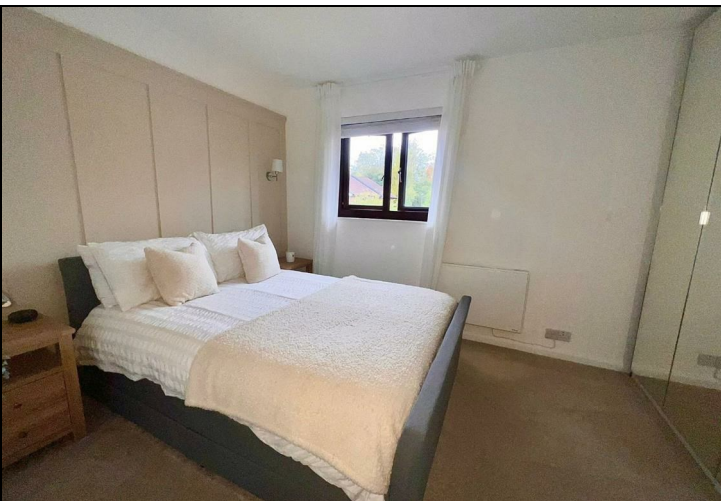
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## KEY FEATURES

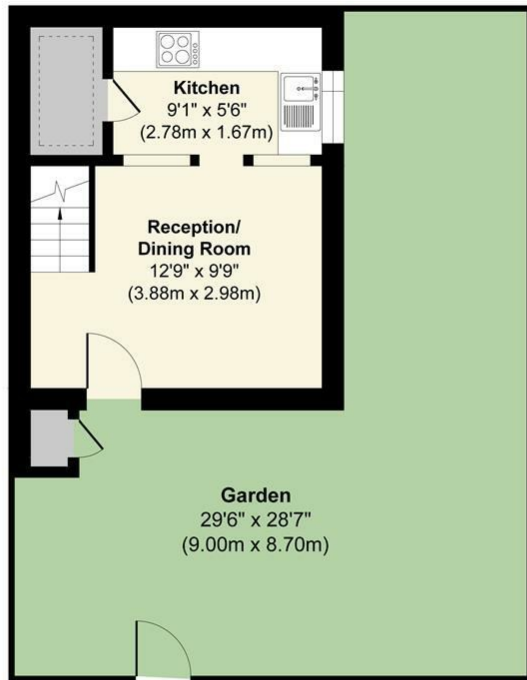
- OWN PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- MODERN KITCHEN & BATHROOM
  - DOUBLE GLAZING
  - ELECTRIC HEATING
  - EXCELLENT LOCATION



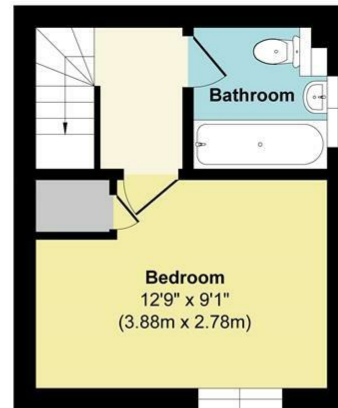








Ground Floor  
Approximate Floor Area  
211 sq. ft  
(19.61 sq.m)

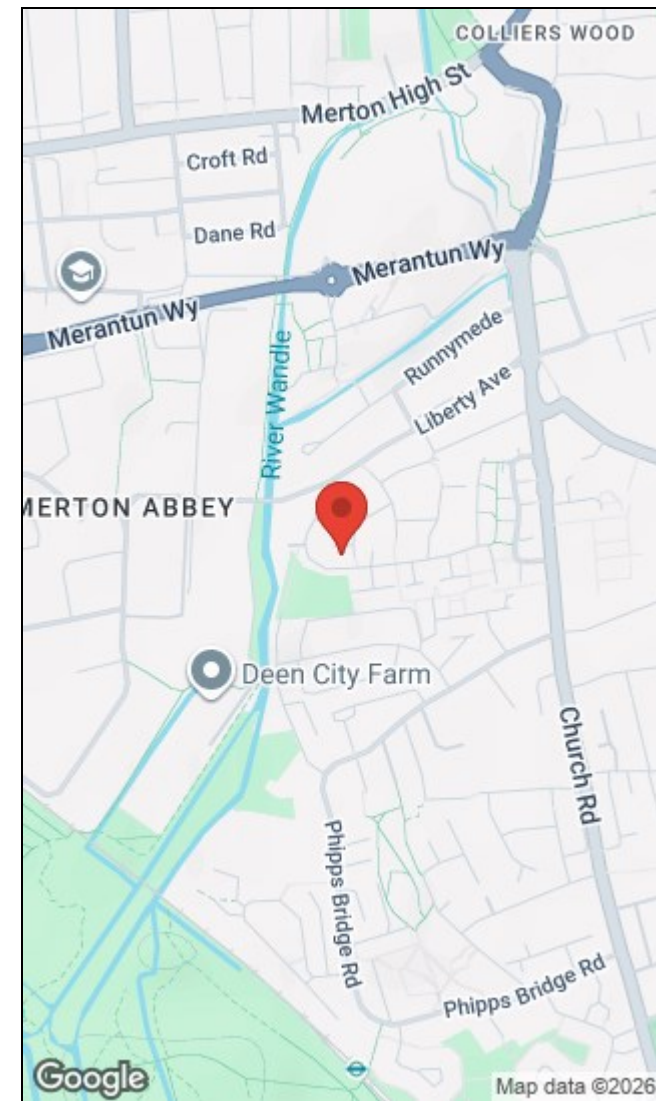


First Floor  
Approximate Floor Area  
211 sq. ft  
(19.61 sq.m)

**Approx. Gross Internal Floor Area 422 sq. ft / 39.22 sq. m**

This Plan is for Guidance only. Not drawn to scale unless stated. Window and door openings are approximate. The services, system and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Produced by designimperial.com



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			
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	

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