



**JAMES  
ANDERSON**



## TO LET

Coliston Road, Southfields, SW18

## £3,500 Per Month

Per Month

Welcome to this charming semi-detached house located on Coliston Road in the sought-after area of Southfields, SW18. This property boasts two spacious reception rooms, perfect for entertaining guests or relaxing with your family. With four cosy bedrooms, there is plenty of space for everyone to enjoy.

The house features two modern bathrooms, ensuring convenience and comfort for all residents. One of the highlights of this property is the private garden, providing a tranquil outdoor space where you can unwind and enjoy the fresh air.

Conveniently situated close to Southfields tube station, commuting to work or exploring the city couldn't be easier. Whether you fancy a leisurely stroll in the park or a quick trip to the bustling city centre, this location offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Coliston Road for yourself.



Four Bedrooms



Two Bathrooms



Double Reception Room



Kitchen Breakfast Room



EPC D / Council Tax E / Holding Deposit £807.69



Southfields Tube Station



St Celia's High School



Private Garden



Available August



Minimum Term 12 Months / Deposit £4038.46

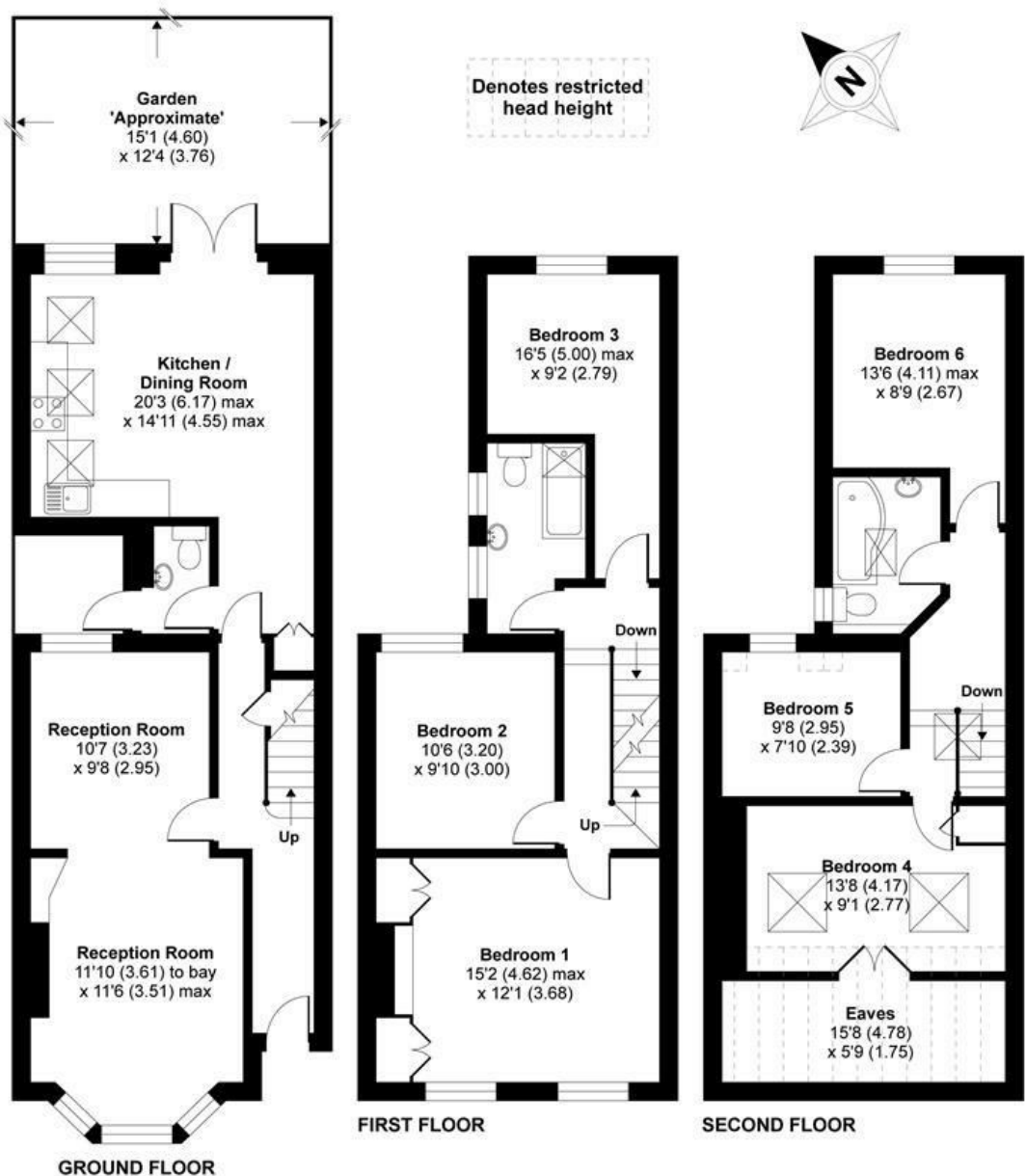


OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 785 4400

# Coliston Road, London, SW18

APPROX. GROSS INTERNAL FLOOR AREA 1605 SQ FT 149.1 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

