









# 11 Independence House, 6 Chapter Way, London SW19 2RX

Samuel Estates is proud to present this vibrant and rare two double bedroom ensuited apartment located in the heart of the award winning Abbey Mills development.

Positioned just a short walk from Colliers Wood Tube Station, the property enjoys a stunning open plan reception leading onto to a peaceful tree lined South West aspect balcony and consists of a rare and sought after 2 undercroft carspaces located adjacent to each other.

Formally, the property consists of:

## Features

-  **Two double bedrooms**
-  **Two bathrooms (One en-suite)**
-  **Large bright open plan reception**
-  **Fitted kitchen with integrated Fridge and Freezer**
-  **South/West facing balcony**
-  **Dual undercroft parking space positioned adjacent to each other**

## Area description

Independence House is part of the award winning Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle.

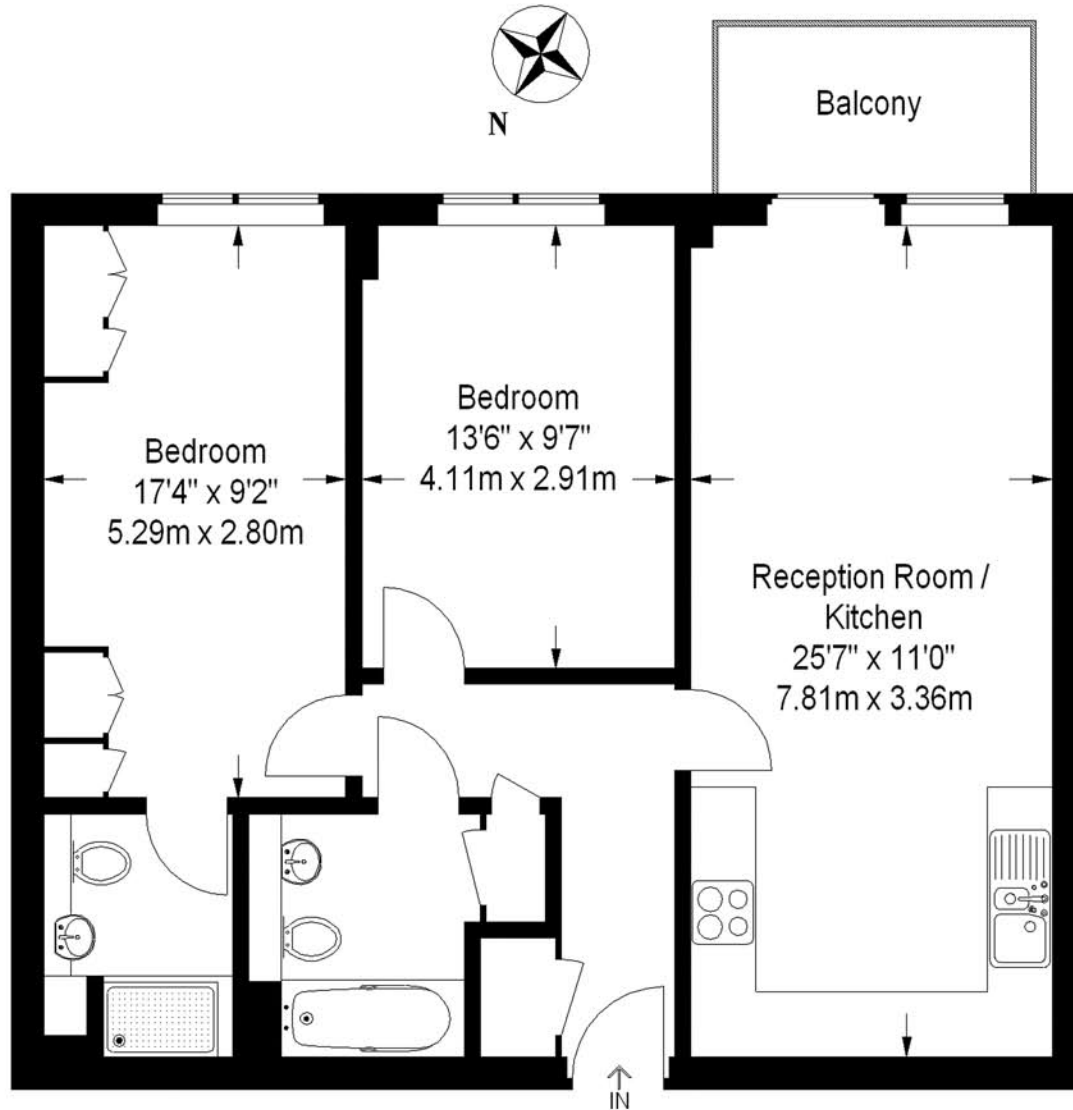
With a Virgin Active Health Club just a stone's throw away and a weekend Farmers & Craft market there is a great lifestyle to be had! The area enjoys excellent transport links with the Northern Line, Tram link and major bus links all in close proximity.

Great retail shopping with many high street names is available in the nearby Tandem Centre and which includes TK Max, Next, Boots and Starbucks. The Sainsbury's Hypermarket and a flagship Marks & Spencer store is just across the road. Wimbledon centre is also just a short bus ride away with access to National Rail and District Line underground services.

View this property online at [www.11independencehouse.co.uk](http://www.11independencehouse.co.uk)



Approximate Gross Internal Area :- 72 sq m / 775 sq ft



### Local Authority

London Borough of Merton

### Tenure

Leasehold

### Buildings Insurance:

£200.00

### Ground Rent

£450.00

### Service Charges

£1800.00

### Important Notice

Samuel Estates, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these sales particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any distances, measurements or areas are approximate. The text, photographs and plans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC



