



BARON HOUSE, COLLIERS WOOD SW19
GUIDE PRICE £450,000 LEASEHOLD
Contact: Samuel Estates 020 8090 9000


samuel estates
Lettings & Sales

Samuel Estates are pleased to offer this gorgeous two- double bedroom flat located on the fourth floor of Baron House. Boasting a bright and spacious living room, which opens to a private balcony providing beautiful views of south London. The modern open-plan kitchen is fully equipped with modern appliances, making it an ideal space for cooking and entertaining guests. The bedrooms are generously sized, with the primary bedroom having the added benefit of an en-suite bathroom, while the second bedroom has access to a separate family bathroom. The property also comes with undercroft parking and is offered chain-free.

Baron House is situated in the vibrant community of Abbey Mills development, adjacent to the historic Merton Abbey Mills Market and River Wandle. Additionally, there are several amenities available such as the Nuffield Health Club, weekend farmers & craft market, and Morden Hall Park.

The property benefits from excellent transport links, including the Northern Line at Colliers Wood and South Wimbledon, the Tram link, and the main bus network, all within a short walk. The centre of Wimbledon is also within walking distance, offering an extensive retail and social experience. Additionally, there are several shopping options right on the doorstep, including high street brands, coffee shops, Sainsbury's, and Marks & Spencer.

Important Details:

- Years Remaining on Lease - 105 Years
- Service Charges - £2,562.70 pa
- Ground Rent - £350 pa
- Buildings Insurance - £1209.55

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	86
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		85	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

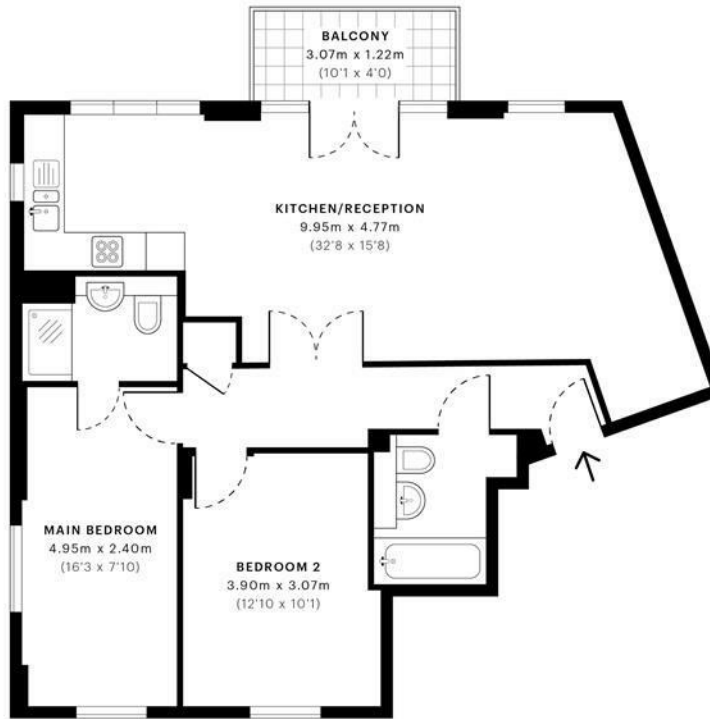


Baron House, SW19

CAPTURE DATE 31/03/2023 LASER SCAN POINTS 83,959,905

GROSS INTERNAL AREA

76.22 sqm / 820.43 sqft



— Fourth Floor

NET INTERNAL AREA (GIA)
The largest of the property
76.22 sqm / 820.43 sqft

NET INTERNAL AREA (NIA)
Excludes voids and external features
72.72 sqm / 782.86 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, pergolas etc.
3.74 sqm / 40.26 sqft

ADDITIONAL FEATURES
Curtain rails, wardrobes etc.
0.00 sqm / 0.00 sqft



Spec verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, heights and widths are the maximum points of measurements captured in the scan.

PHW 00 0000000000 0000 sqm / 000.00 sqft
PHW 00 0000000000 0000 sqm / 000.00 sqft

spec id: 5641b2419834fb30d6ff7755ff





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