

FOR SALE



Independence House, Colliers Wood, SW19

GUIDE £425,000.00 Leasehold

 **2**

 **1**


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Property Description

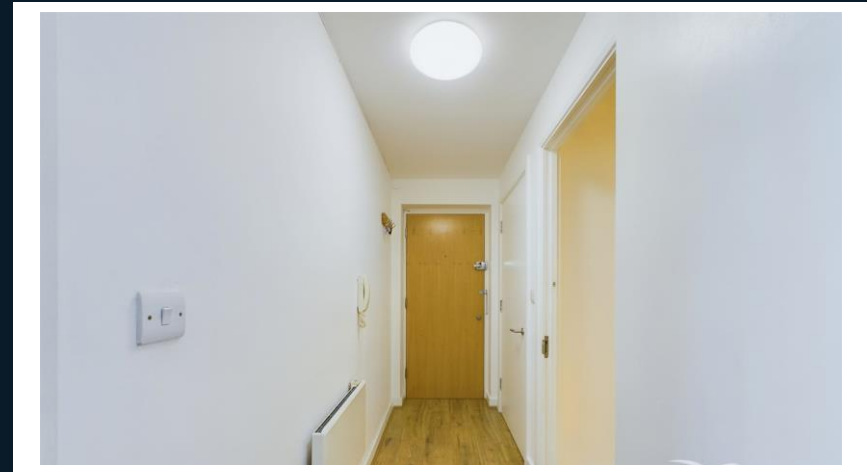
A beautifully presented two double bedroom apartment on the second floor of Independence House, in the Abbey Mills development adjacent to the River Wandle. The property consists of two double bedrooms, a large family bathroom, a large bright open planned reception with a fully integrated kitchen, a south facing balcony looking over the stream/woodland and private under-croft parking.

Independence House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the Nuffield Health Club, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!


This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsbury's and a Marks & Spencer.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

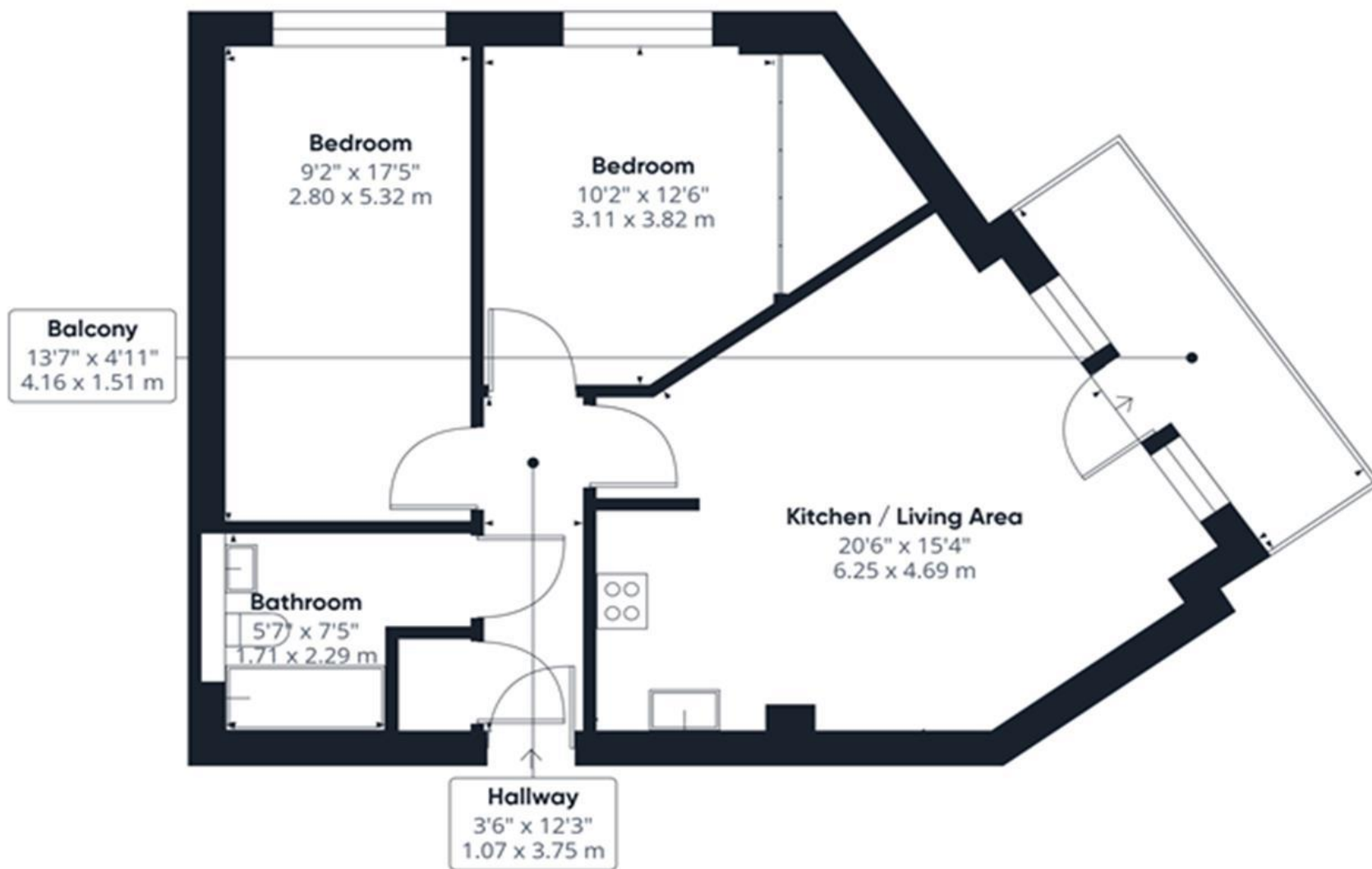


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		84
69-80 C	71	
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 	







Approximate total area⁽¹⁾
699.93 ft²
65.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 108 years remaining

Service Charge – £1884

Ground Rent – £250

Building Insurance - £789

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Undercroft



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage



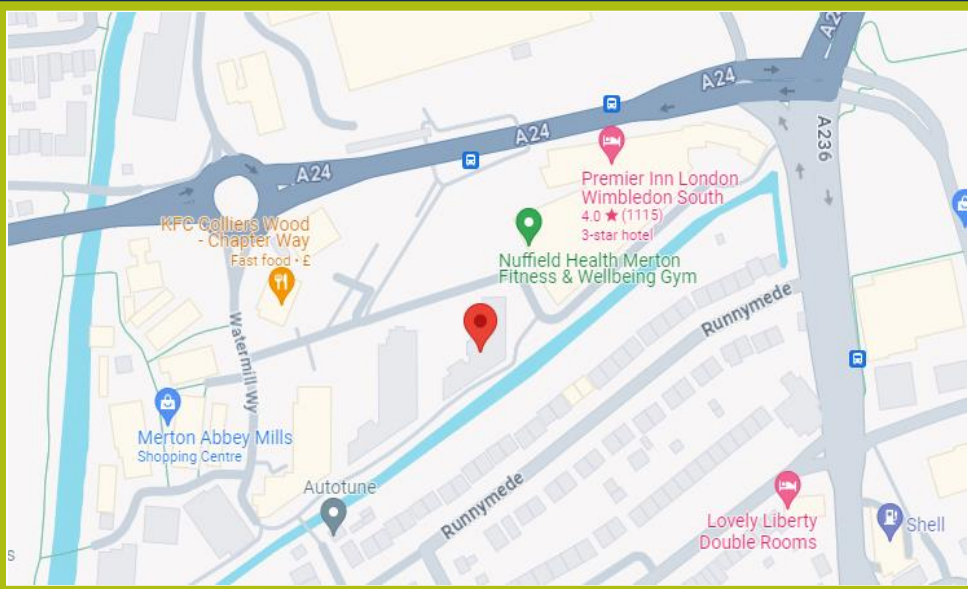
Flood Risk

Has the property been flooded in the past five years: NO

Level of risk: Low



Proposed Development in Immediate Locality?
Yes



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889

