

TO LET



Independence House, 6 Chapter Way, SW19

£2,250.00 PCM

 **2**

 **2**


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Property Description

A fabulous two bedroom / two bathroom duplex penthouse situated over the top two floors of Independence House in the award winning Abbey Mills development. The property boasts two large double bedrooms with the master bedroom having an en-suite bathroom. In addition there is also a large family/guest bathroom on the lower floor.

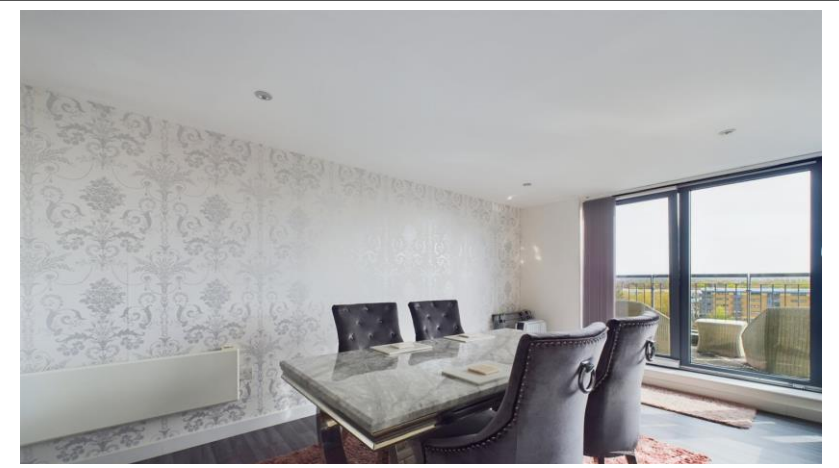
The top floor has a very spacious open-plan reception and dining area that flows into a fully integrated kitchen. Full height glazing windows lead out onto a large furnished private patio terrace with incredible views out over South London. The property has been fully furnished to a high spec also has the added benefit of a private under-croft parking space.

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.



Material Information

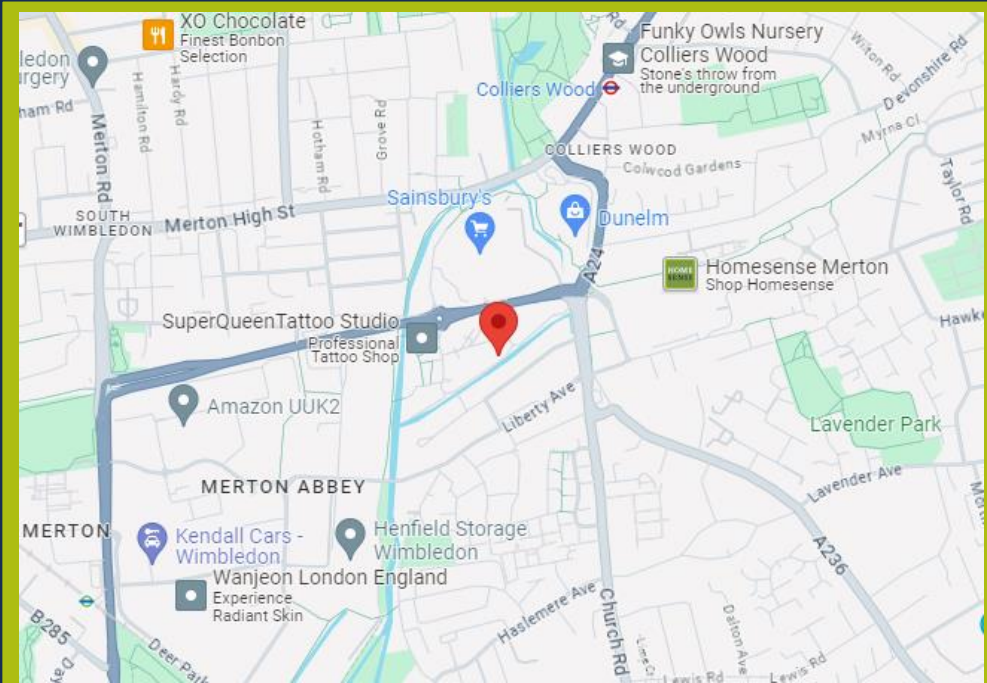
Date Available – 27/04/2024

Holding deposit amount – £519

Security Deposit amount (Five weeks rent) – £2,596.00

Council Tax Band – E

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Under croft



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard / Ultrafast



Mobile Signal
Good Coverage

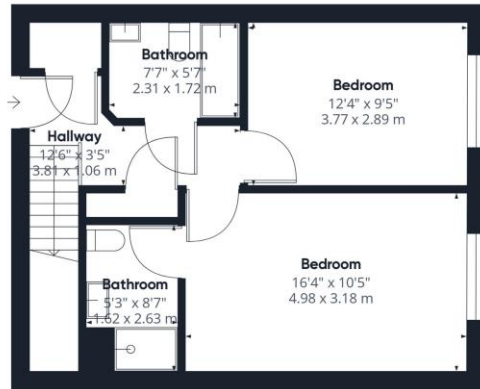


Flood Risk

Has the property been flooded in the past five years: **NO**
Level of Risk: **None**



Proposed Development in Immediate Locality?
None



Ground Floor



Floor 1

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Approximate total area¹⁾
870.94 ft²
80.91 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	58	
39-54 E		

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

☎ 020 8679 9889

