

**TO LET**



**Independence House, Colliers Wood, SW19**

**£1,600.00 PCM**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This gorgeous third floor one bedroom apartment in the Abbey Mills Development, Colliers Wood offers a well presented reception, modern bathroom, kitchen, private balcony and allocated under-croft parking space.

Independence House is in the Abbey Mills development. This is a stunning award winning development, Nuffield Health Active Club, KFC and Pizza Hut is on site. The market has fantastic cafes and restaurants, so there are plenty of options when eating out or getting a take away. The area has great retail shopping with many high street names in the Tandem Centre and the Priory Centre including Next, Boots, WH Smith, PC World, and many more. The Sainsbury Hypermarket and Marks & Spencer are only a stones throw away.

The property has excellent transport links with the Northern Line at Colliers Wood and bus network is a short walk away on neighbouring streets.

The property will be completely repainted throughout and new carpets laid. Viewings are strictly by appointment with Samuel Estates, contact us now to book a viewing as this property will go fast.

## 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

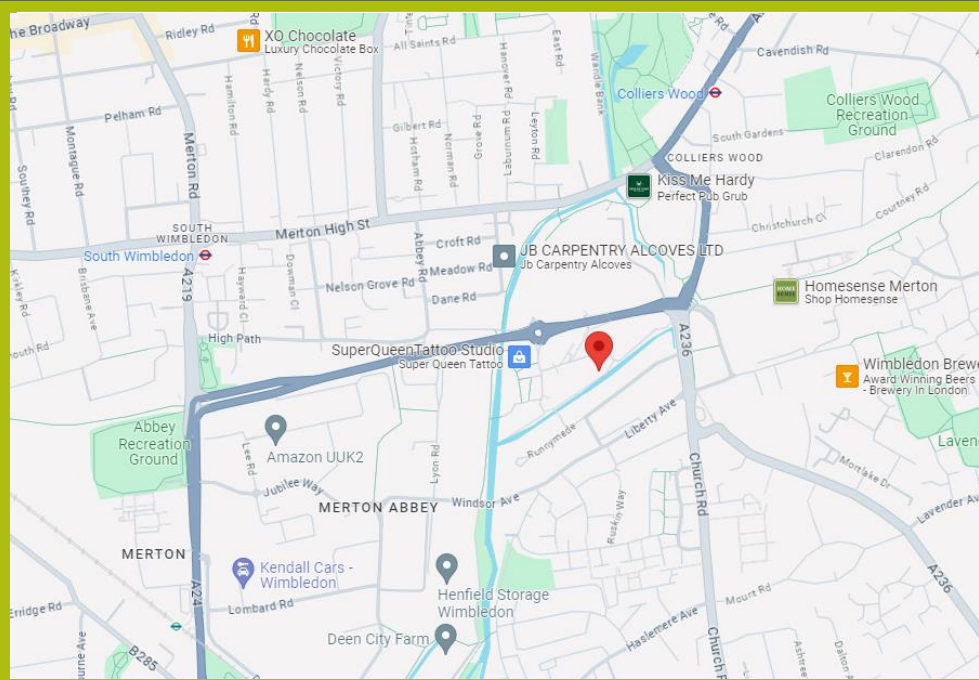
**Date Available – 08/07/2024**

**Holding deposit amount – £369**

**Security Deposit amount (Five weeks rent) – £1,846.00**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Undercroft



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Fibre to cabinet



**Mobile Signal**  
Good Coverage

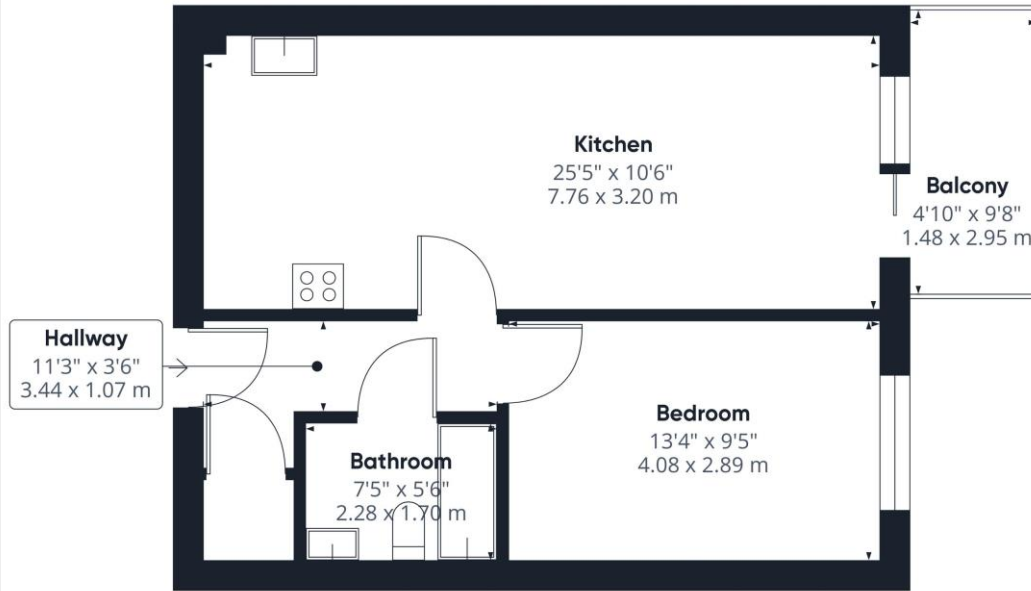


**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: Surface Level – Low Risk



**Proposed Development in Immediate Locality?**  
None





Approximate total area<sup>1)</sup>  
499.45 ft<sup>2</sup>  
46.4 m<sup>2</sup>

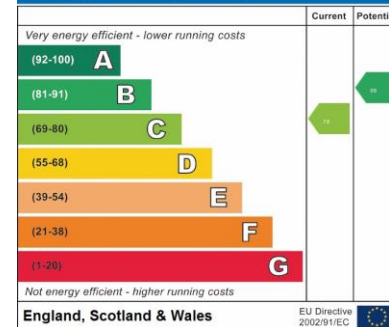
(1) Excluding balconies and terraces

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

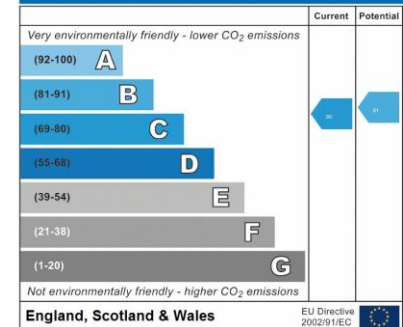
GIRAFFE360



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



#### 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

