

FOR SALE



Christchurch Road, Colliers Wood, SW19

GUIDE PRICE £445,000 Leasehold

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Property Description

Welcome to what is arguably the best one-bedroom flat in Colliers Wood! This extraordinary property offers the perfect blend of contemporary living and an abundance of space, both inside and out.

Boasting a bright and spacious open plan living room, with a modern fully integrated kitchen, a luxurious bathroom and a huge double bedroom with built in wardrobes. Probably the most unique feature of this this property is the fabulous wrap-around private garden, a rare find in modern developments The secluded raised decked area, accessible directly from the living room, is perfect for hosting gatherings or unwinding in privacy. Additionally, there is a brick-built BBQ area just down a few stairs, leading to the expansive rear garden that offers a serene outdoor haven.

Situated within walking distance of a vibrant community near the historic Merton Abbey Mills Market and the River Wandle, this property is perfectly positioned for an active and fulfilling lifestyle. Enjoy the Nuffield Health Club, weekend farmers and craft markets on site, and the open green spaces of Morden Hall Park right on your doorstep. For fitness enthusiasts, the Wandle Trail offers 11 miles of scenic pathways for running or cycling, extending from Carshalton to Battersea where it meets the Thames.


This property offers superb connectivity with the Northern Line at Colliers Wood and South Wimbledon, the Tram link, and the main bus network all within a short walk. Additionally, the centre of Wimbledon, with its extensive retail and social offerings, is easily accessible by a quick bus ride. Whether you need to commute for work or leisure, the excellent transport links make getting around hassle-free.

Enjoy great shopping options right on your doorstep, including popular high street brands, cozy coffee shops, a Sainsbury's, and a Marks & Spencer. This exceptional one-bedroom garden flat combines modern living with the rare luxury of space. Offered chain free.

Disclaimer

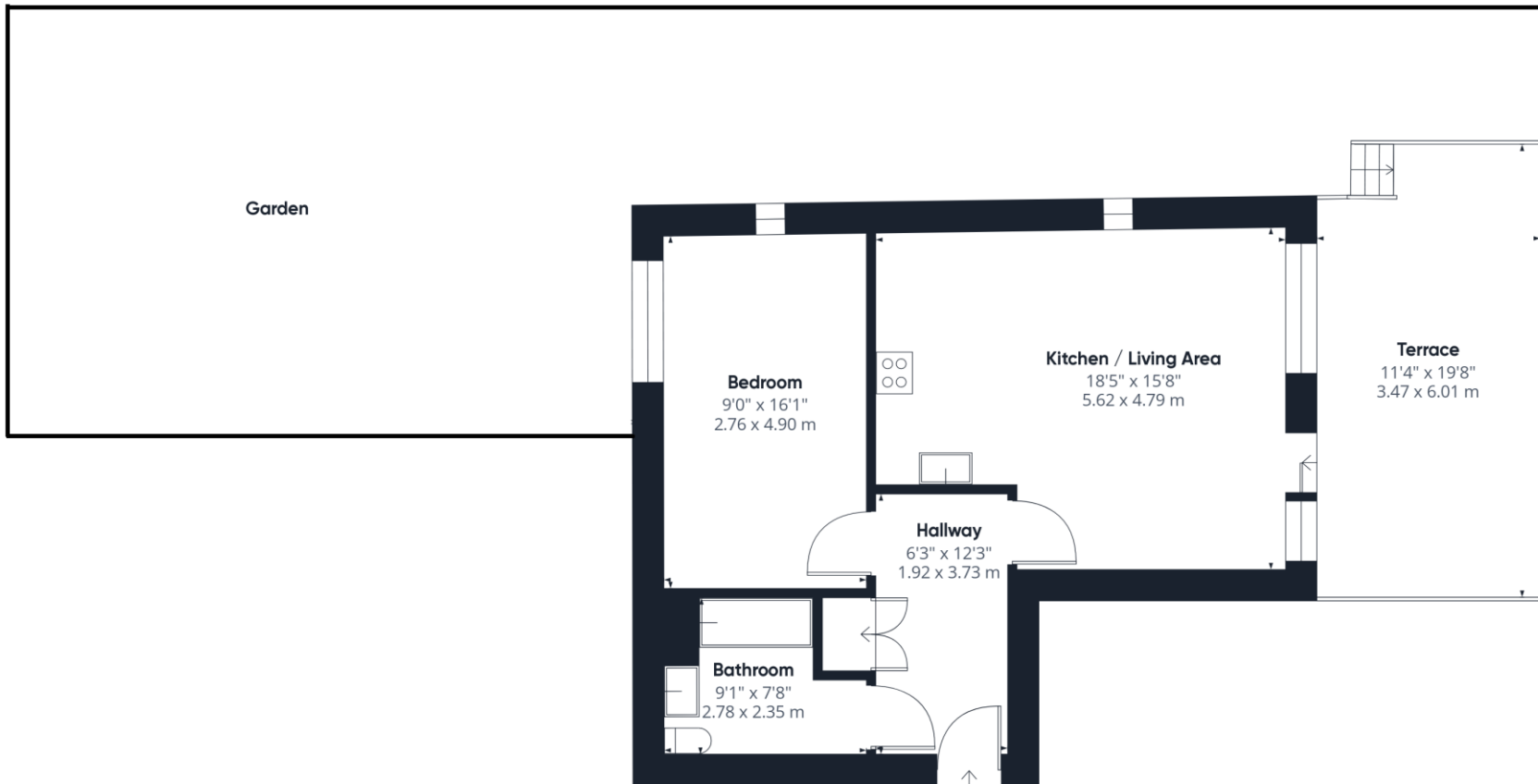
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	84	84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾

566.13 ft²

52.59 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

Material Information

Tenure – Leasehold

Length Of Lease – 117 years remaining

Service Charge – £1792.90

Ground Rent – £500

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast



Mobile Signal
Good Coverage

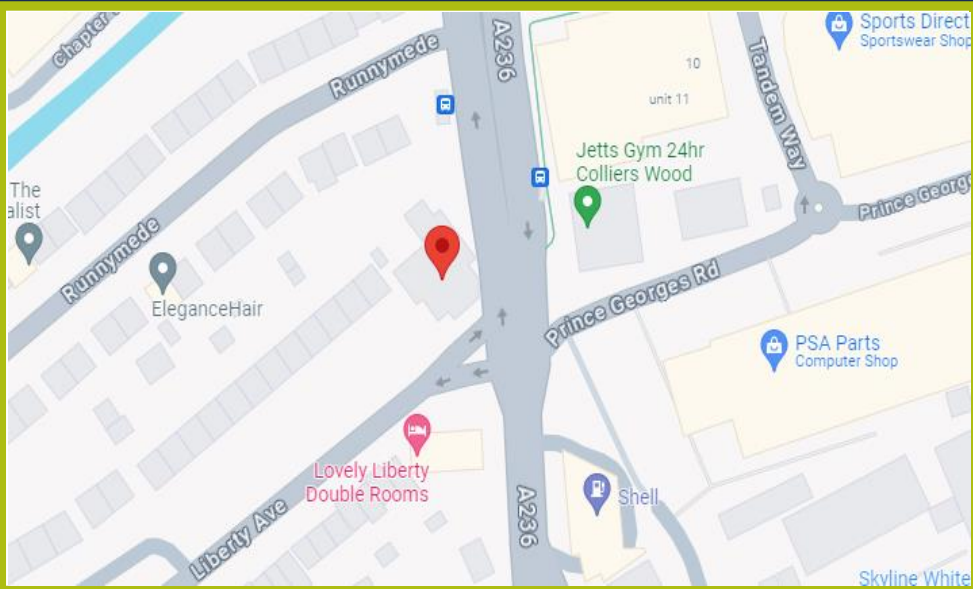


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: High



Proposed Development in Immediate Locality?
None



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

