

FOR SALE



Holmbury Court, Cavendish Road, Colliers Wood, SW19

GUIDE PRICE £350,000 Leasehold

 **2**

 **1**


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Property Description

Samuel Estates is proud to offer to the market this charming two-bedroom flat nestled in a tranquil cul-de-sac just off Cavendish Road.


Boasting two spacious double bedrooms, a tastefully appointed kitchen featuring integrated appliances, and a modern bathroom. The bright living area offers perfect entertainment space and opens up to a private balcony, ideal for relaxing on sunny evening. Recent renovations have been undertaken to ensure the property complies with current fire safety regulations.

Benefiting from excellent transport links, Colliers Wood Underground (Northern Line) and Tooting Station are conveniently close, providing easy access to Bank Station, St Albans City, Sutton, and beyond. Retail therapy awaits at the nearby Tandem Centre, hosting a variety of esteemed and popular brands, including Next, Boots, and Starbucks. M&S and Sainsbury's are also within proximity for added convenience.

Noteworthy features include recently redecorated communal areas, share of freehold, shared off-street parking, and access to communal gardens. With the added bonus of being chain-free, this property presents an enticing opportunity for a comfortable and convenient lifestyle.



Energy Efficiency Rating

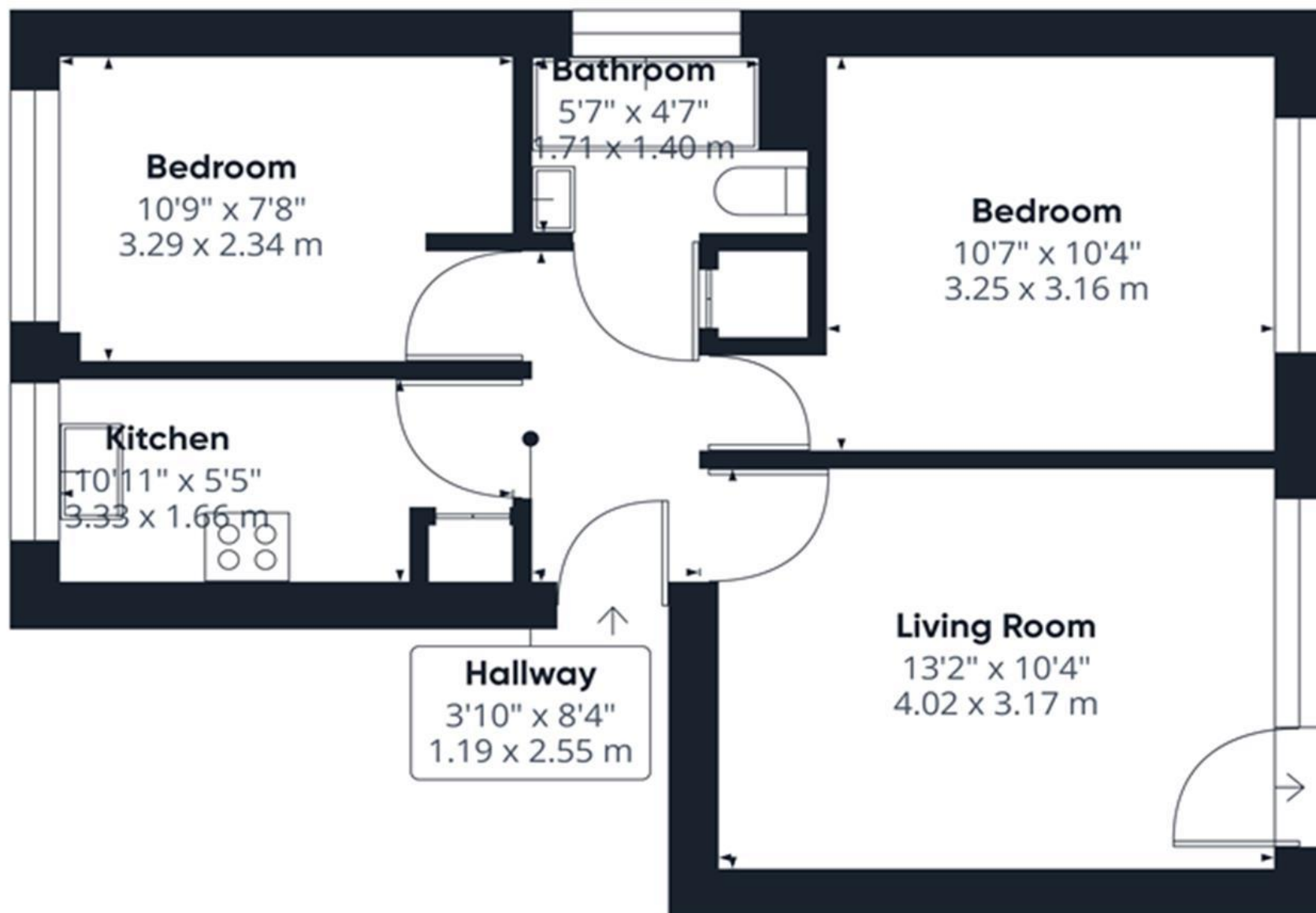
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	81
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.







Approximate total area⁽¹⁾
471.81 ft²
43.83 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 – 946 years remaining

Service Charge – £1920

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

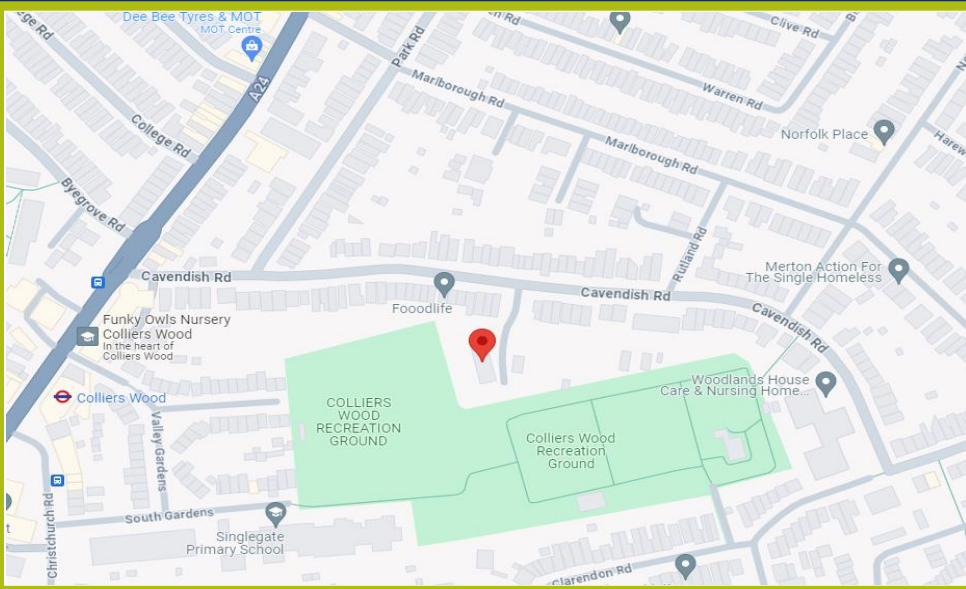


Flood Risk

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



**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

