

**TO LET**



**Chapter Way, Colliers Wood, SW19**

**£2,150 PCM**

 **2**

 **2**

  
**samuel estates**  
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## Property Description

A beautifully presented two double bedroom apartment situated in the Abbey Mills development just minutes away from Colliers Wood Tube Station. This stunning apartment in Independence House is located on the 3rd floor & will ideally suit professional sharers or couples looking for exquisite living.

There is a Nuffield Health Club a stone's throw away and the weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Excellent transport links with the Northern Line at Colliers Wood, Tram link and main bus network close by. A walkable distance to the centre of Wimbledon or a few moments bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury's Hypermarket & Marks & Spencer are just a short walk across the road as well.

## 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

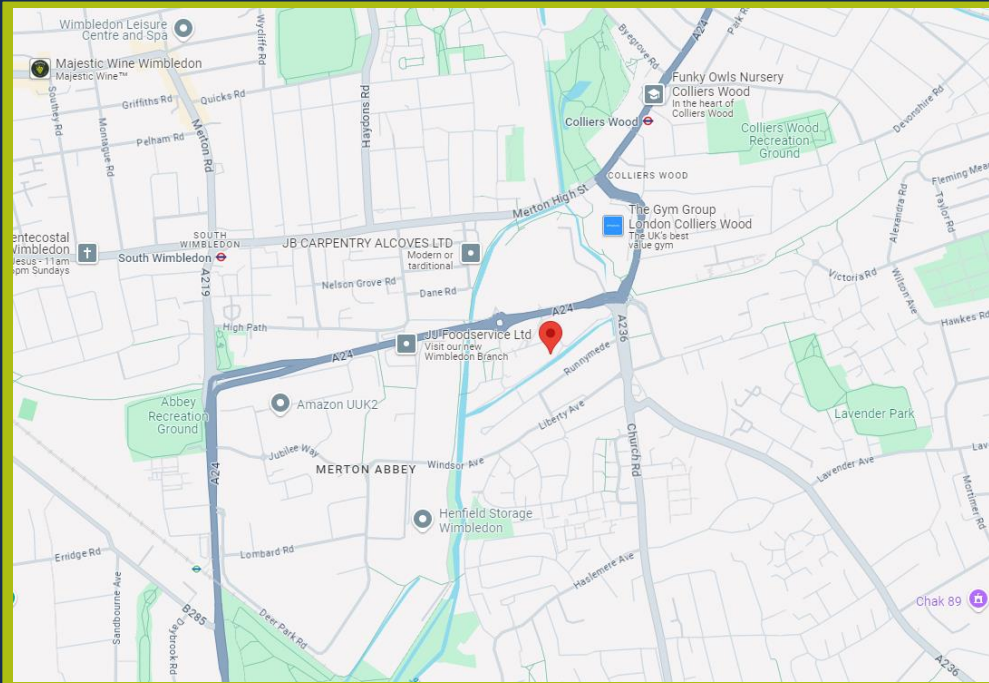
**Date Available – 30/09/2024**

**Holding deposit amount – £496**

**Security Deposit amount (Five weeks rent) – £2,480.00**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



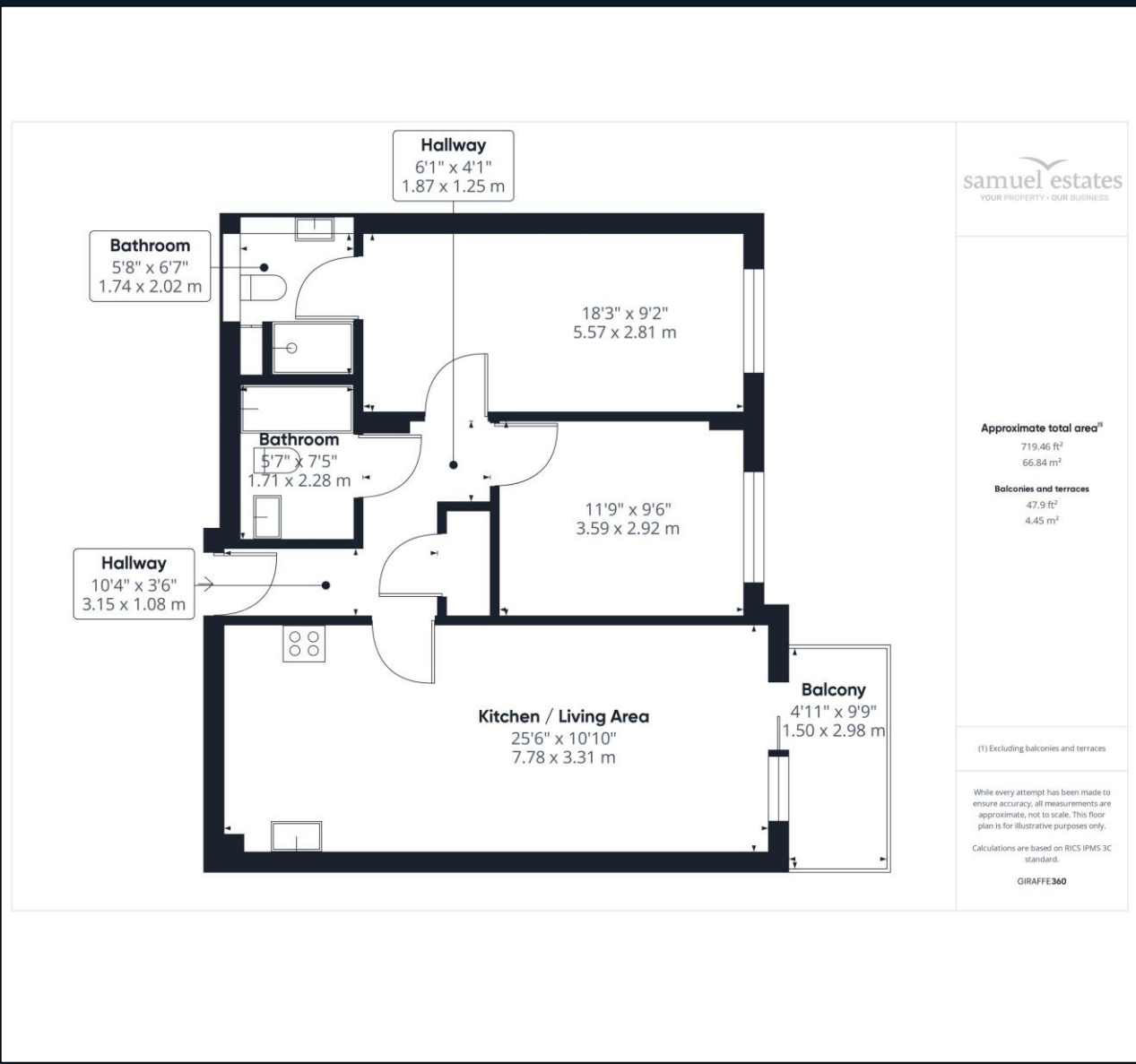
**Mobile Signal**  
Good Coverage



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



**Proposed Development in Immediate Locality?**  
None



**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

**Streatham**  
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London, SW16 3PX  
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