

TO LET



Baron House, Colliers Wood, SW19

£2,250.00 PCM

 **2**

 **2**

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Property Description

This third floor apartment in Merton Abbey Mills, known for its exceptional design, offers two double bedrooms and two bathrooms. The apartment features a modern open-plan kitchen and living room with access to a private balcony and is partially furnished with water rates included in the rental price.

The development is conveniently located close to excellent transport links, including Colliers Wood Tube Station (Northern Line), Tram link, and a main bus network. Baron House, where the apartment is located, provides easy access to the Nuffield Health Club and the weekend Farmers & Craft market by the River Wandle. Wimbledon Centre is just a short bus ride or a 20-minute walk away. The Tandem Centre offers various high street shopping options, including Starbucks Coffee, TK Maxx, Next, Boots, and more, while the Sainsbury Hypermarket and M&S store are situated across the road.

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

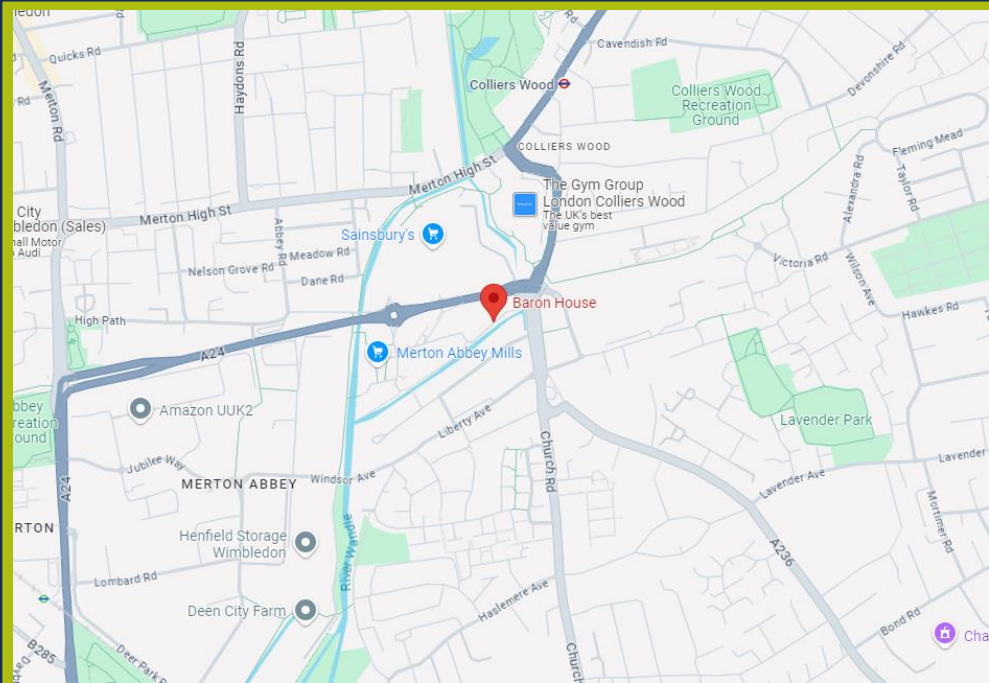
Date Available – 19/11/2024

Holding deposit amount – £519

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

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

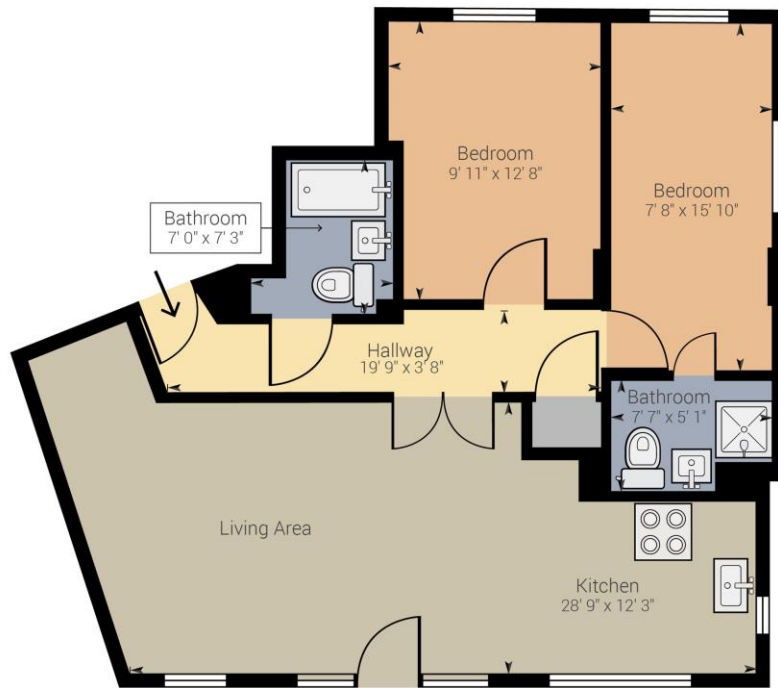


Flood Risk

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



Proposed Development in Immediate Locality?
None



Address: Baron House, SW19
 Approximate net internal area: 766.8 ft² / 71.24 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C	71	
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	

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