

TO LET



samuel estates
Lettings & Sales

Independence House, Colliers Wood, SW19

£1,900.00 PCM

 **2**

 **1**

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Property Description

A gorgeous two double bedroom apartment situated on the third floor of the popular Abbey Mills development in Colliers Wood, SW19. The property comprises of a spacious living room, a separate modern kitchen, two good sized double bedrooms, a modern three piece bathroom with shower over bath and a private balcony.

There is a Virgin Active 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 close by and on the main bus network. A 20 minute walk into the centre of Wimbledon or a 5 min bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury Hypermarket and Marks & Spencer is 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

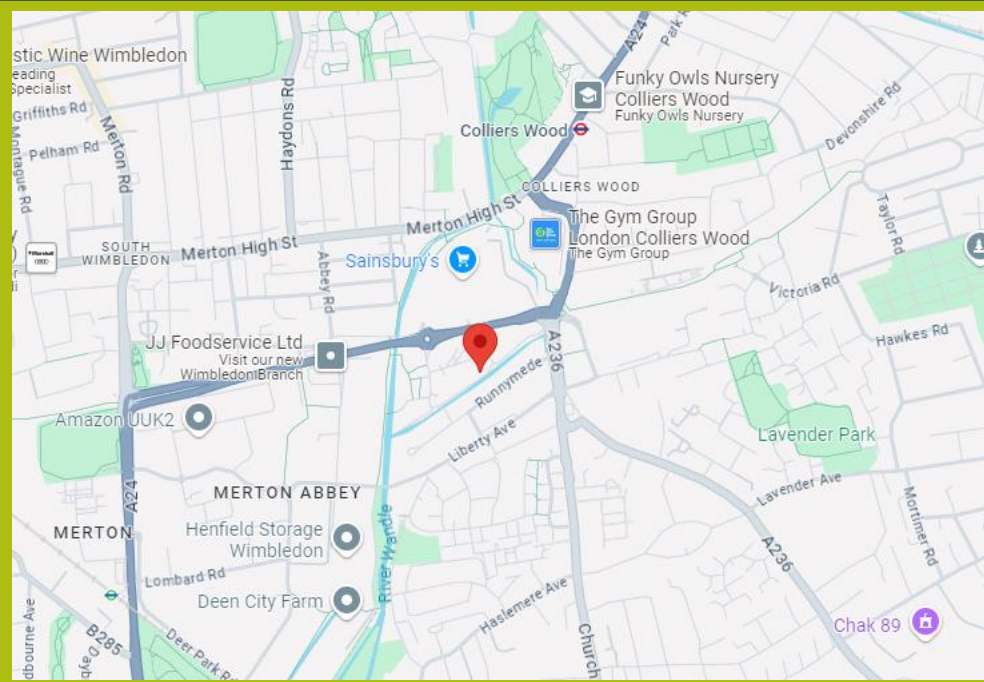
Date Available – 27/11/2024

Holding deposit amount – £438.00

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Apartment (Second Floor)



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

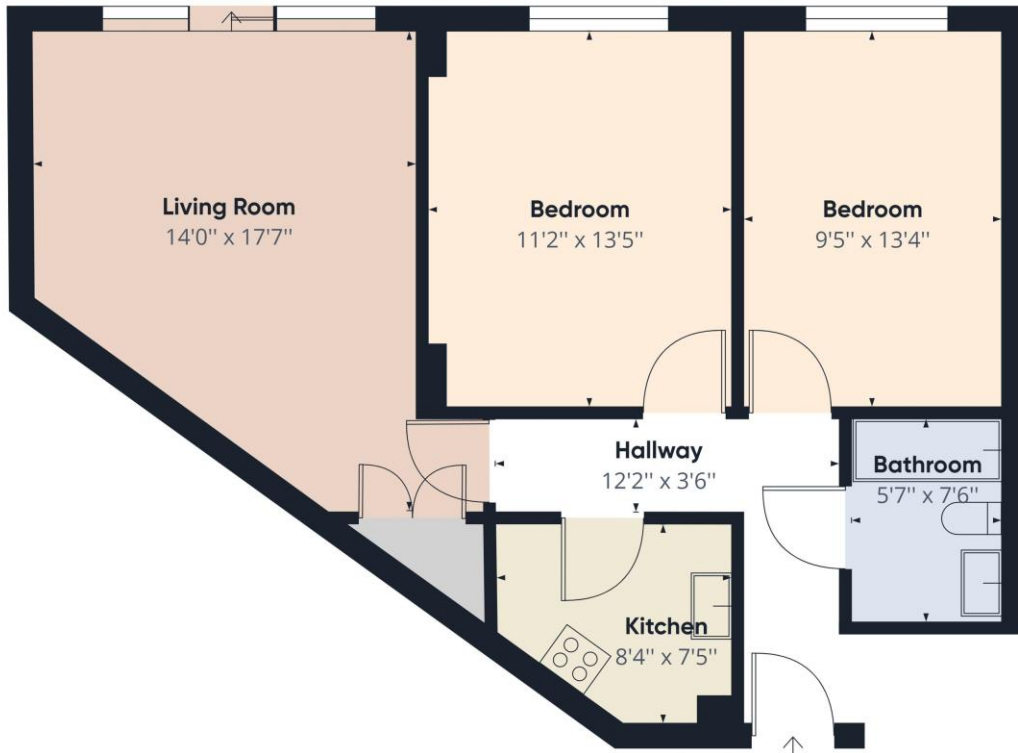
Has the property been flooded in the past five years: **NO**

Level of Risk: **None**



Proposed Development in Immediate Locality?

None



Independence House

Approximate total area⁽¹⁾
608.07 ft²

(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

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	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	

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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

