

**FOR SALE**



**St Georges Court, Colliers Wood, SW19**

**GUIDE PRICE £375,000 Leasehold**

 **2**

 **1**

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# Property Description

Experience the perfect urban living in this delightful two-bedroom flat located in the highly sought-after area of St Georges Court. Residents will enjoy a cozy yet functional living experience, meticulously designed to maximize space and natural light.

The apartment features two spacious double bedrooms, one of which includes a private ensuite for added comfort and convenience. The property also features a modern bathroom and a spacious reception area, perfect for entertaining guests or relaxing after a long day.

The property is only a short walk to the social hub of Tooting Broadway, home to the famous Tooting Market. You are also in a great spot for transport links, this includes the Northern Line which can be used to take you across London and into the City or an array of buses that will take you to other parts of London and to Surrey!

The apartment is conveniently situated close to the shops and amenities along High Street Collier's Wood and is within easy reach of a wider range of shopping and entertainment amenities, in Wimbledon town centre. The nearest underground station is Collier's Wood (Northern Line), and Tooting Broadway (National Rail) is close by.

This property is offered Chain Free.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C	76	
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

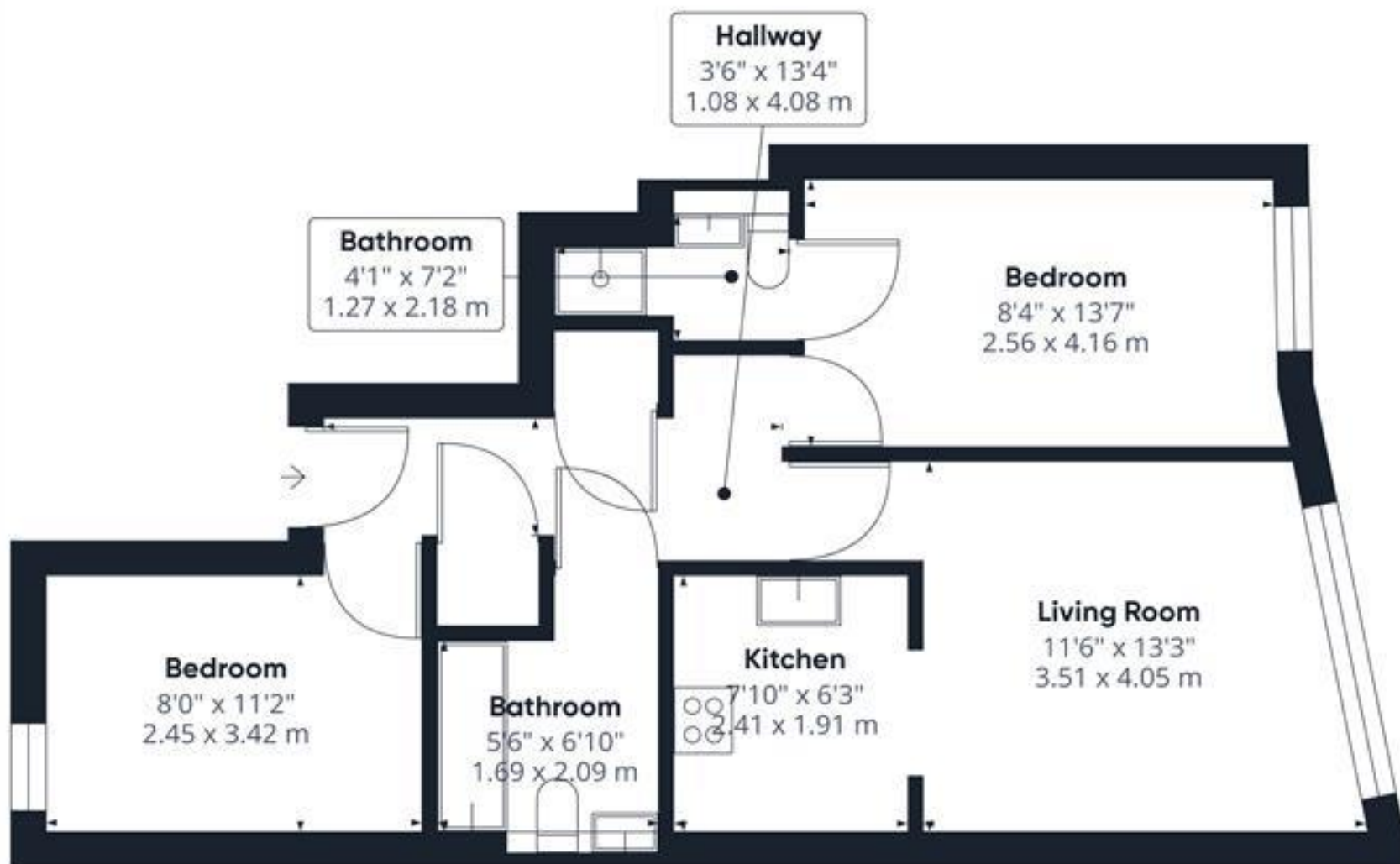
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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<sup>m</sup>  
562.4 ft<sup>2</sup>  
52.25 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 131 years remaining

**Service Charge** – £2722<sub>pa</sub>

**Ground Rent** – £125<sub>pa</sub>

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**

Apartment (Purpose Build)



**Construction Type**

Brick



**Parking**

No Parking



**External Wall Survey**

N/A



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric  
Communal



**Broadband**

Standard/ Superfast/  
Ultrafast



**Mobile Signal**

Low



**Flood Risk**

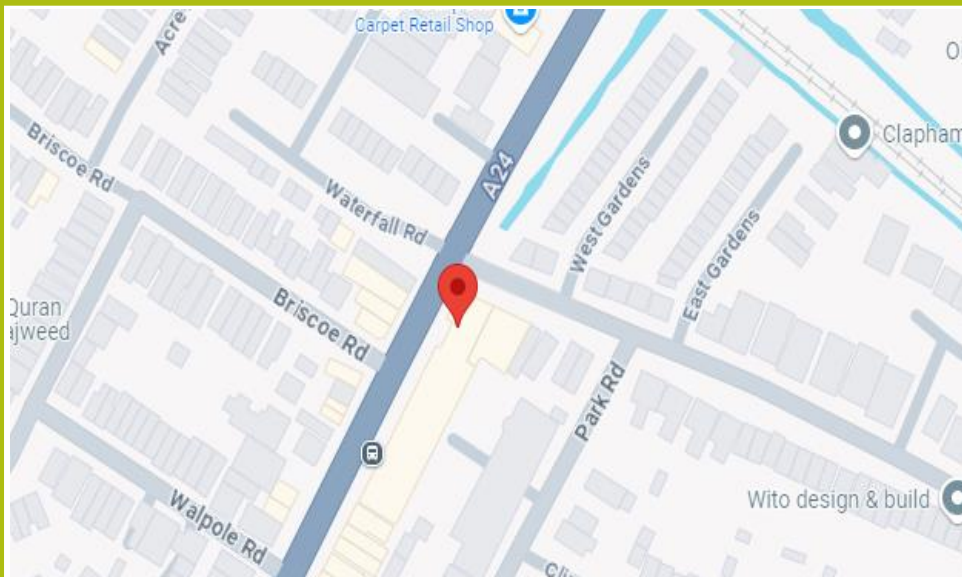
*Has the property been flooded in the past five years: NO*

**Risk Level: Medium**



**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



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