

**FOR SALE**



**Alpha Close, Colliers Wood, SW19**

**Guide Price £375,000 Leasehold**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Located in a sought-after area of SW19, this delightful 2-bedroom first-floor flat offers a perfect blend of comfort and convenience. With spacious rooms and modern amenities, this property is ideal for individuals or couples. The property is offered chain free.

The open-plan living area is perfect for both relaxing and entertaining. The well-appointed kitchen is fitted with contemporary appliances, ensuring a functional and stylish space for cooking.

The two good sized bedrooms offer ample storage and natural light, making them inviting and cozy retreats. The bathroom is well-maintained and provides a practical space for daily use.

This property also benefits from an allocated parking space. The location is superb, with excellent transport links into central London via the northern line, which is just a short walk away, as well as several bus connections. There are a variety of local amenities nearby, including shops, cafes, and parks.



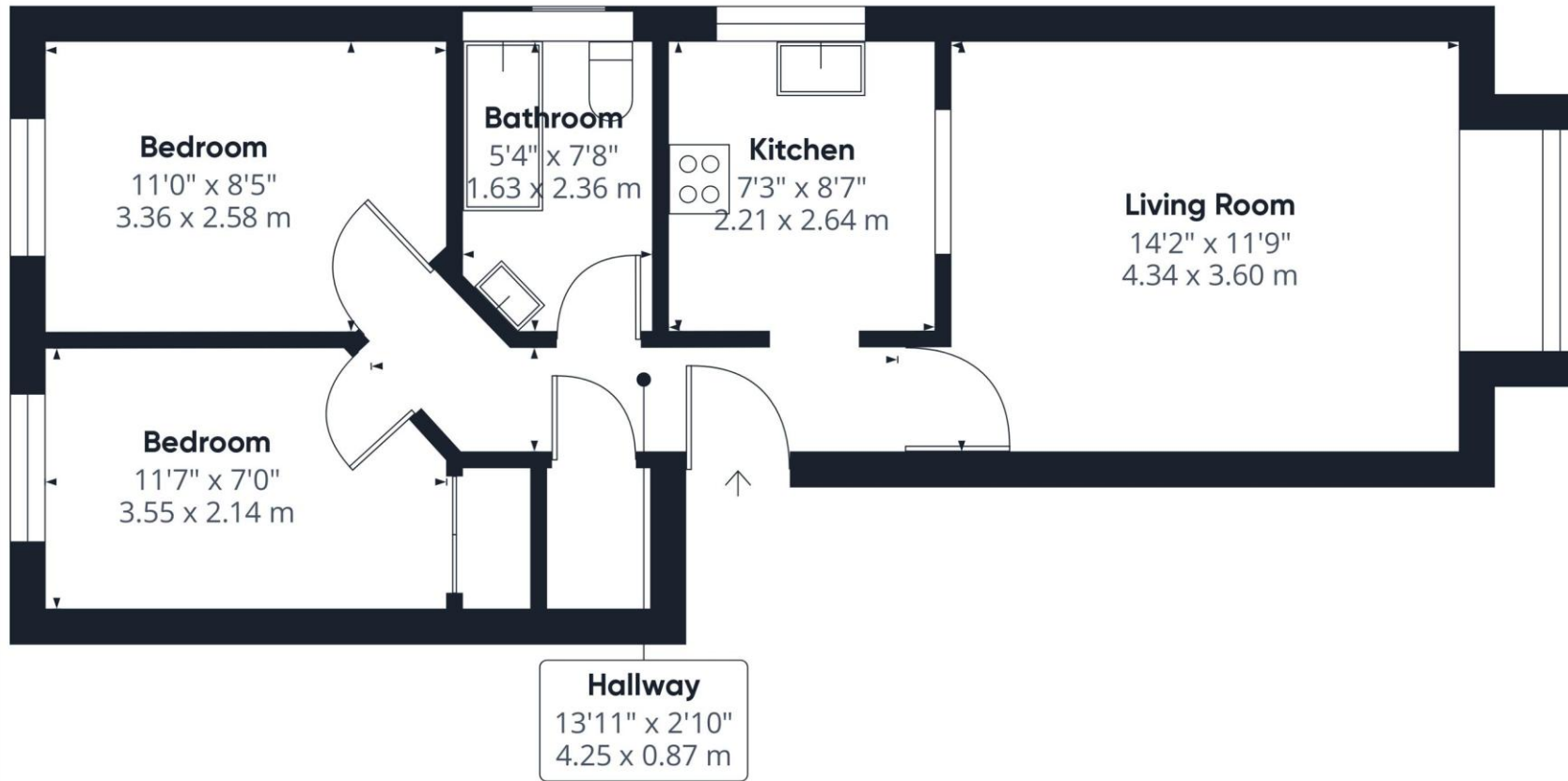
## Disclaimer

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70	78
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>

518.83 ft<sup>2</sup>  
48.2 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.

GIRAFFE360

## Material Information

**Tenure – Leasehold**

**Length Of Lease – 900 years remaining**

**Service Charge – £1418.40**

**Building Insurance – £3,024**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**  
Apartment (First Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Superfast/  
Ultrafast



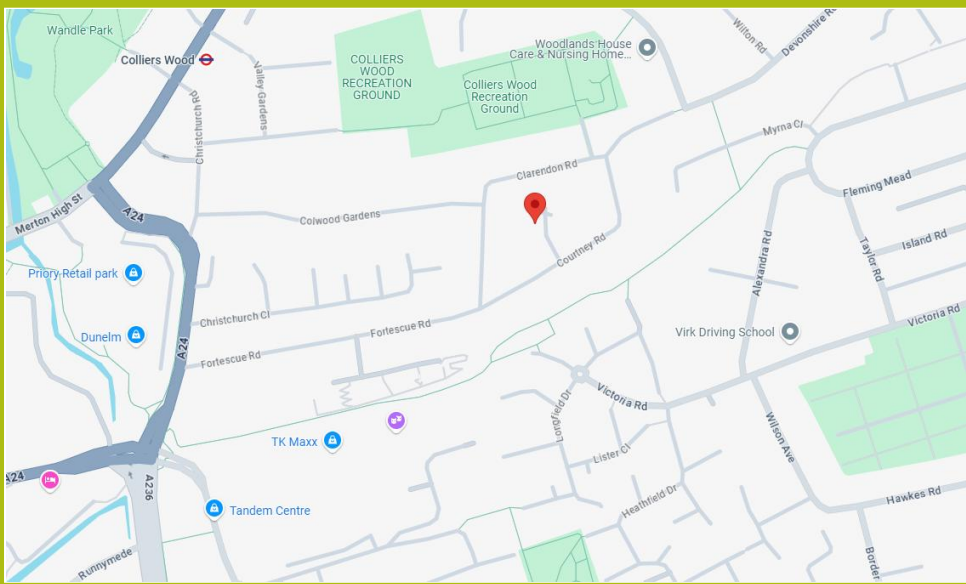
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of risk: **Very 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

