

TO LET



Independence House, 6 Chapter Way, SW19

£2,100.00 PCM

2
1

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Property Description

This gorgeous two bedroom apartment in the Abbey Mills Development, Colliers Wood offers a well presented reception, modern bathroom, kitchen, private balcony and allocated under-croft parking space.

Independence House is in the Abbey Mills development. This is a stunning award winning development, Nuffield Health Active Club, KFC and Pizza Hut is on site. The market has fantastic cafes and restaurants, so there are plenty of options when eating out or getting a take away. The area has great retail shopping with many high street names in the Tandem Centre and the Priory Centre including Next, Boots, WH Smith, PC World, and many more. The Sainsbury Hypermarket and Marks & Spencer are only a stones throw away.

The property has excellent transport links with the Northern Line at Colliers Wood and bus network is a short walk away on neighbouring streets.

Viewings are strictly by appointment with Samuel Estates, contact us now to book a viewing as this property will go fast.

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

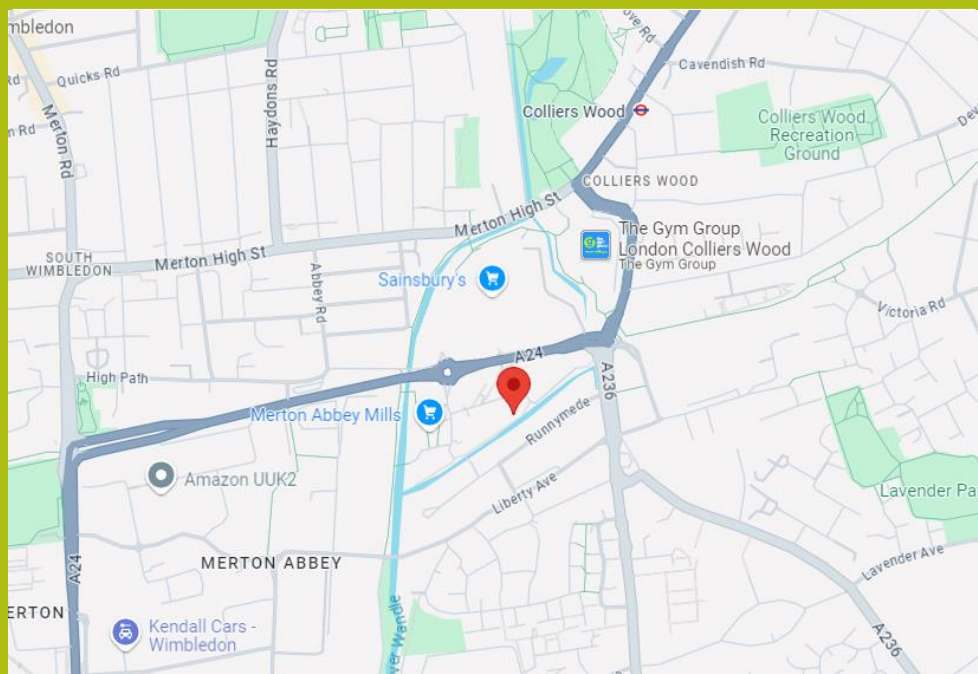
Date Available – 21/05/2025

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Apartment (First 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

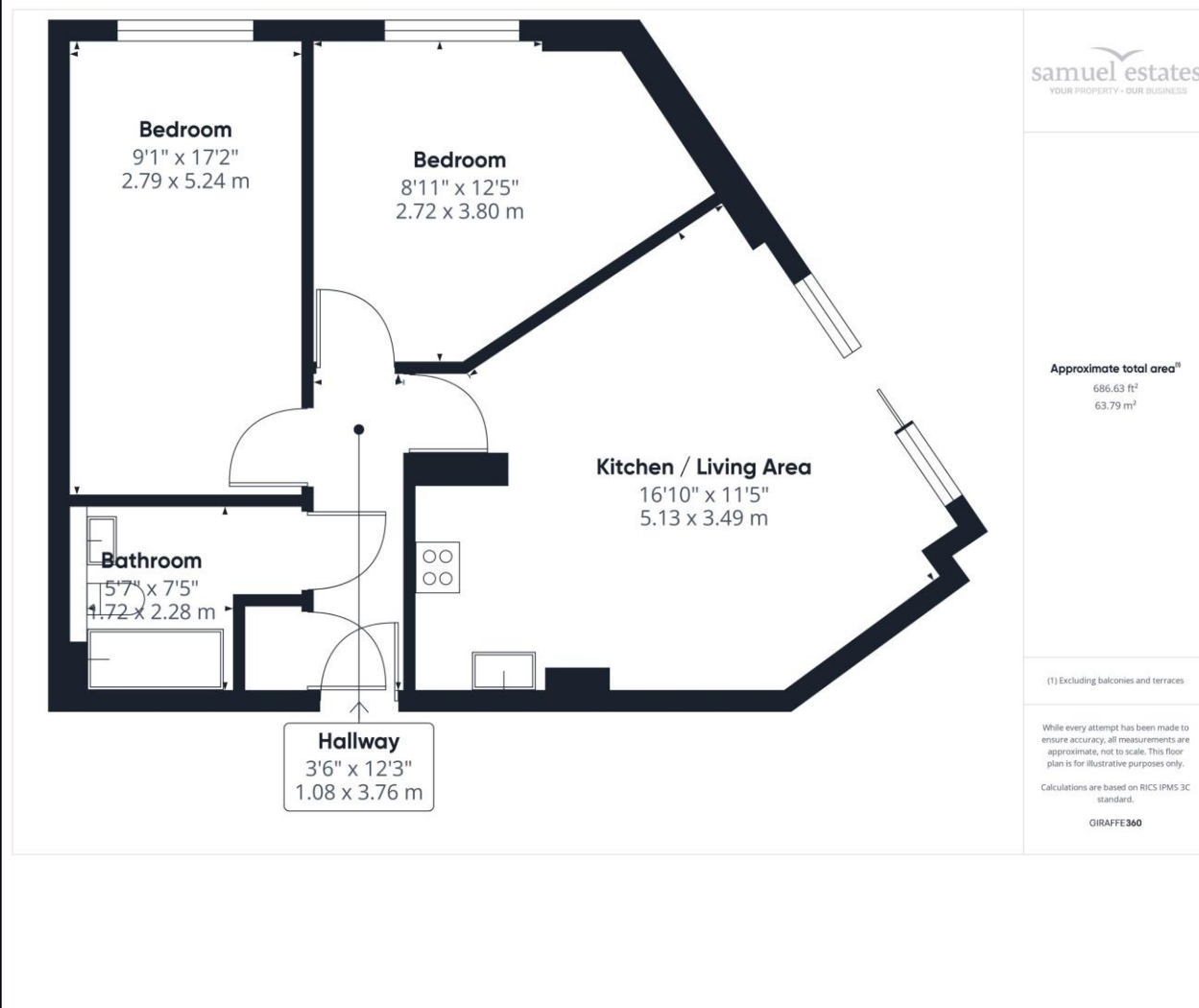
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



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
☎ 020 8679 9889

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

