

**FOR SALE**



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

**GUIDE PRICE £350,000 Leasehold**



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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 added benefits include elevator in the communal hall, and the property is situated towards the back of the development, away from the high street making the property extremely quiet.

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.

## Disclaimer

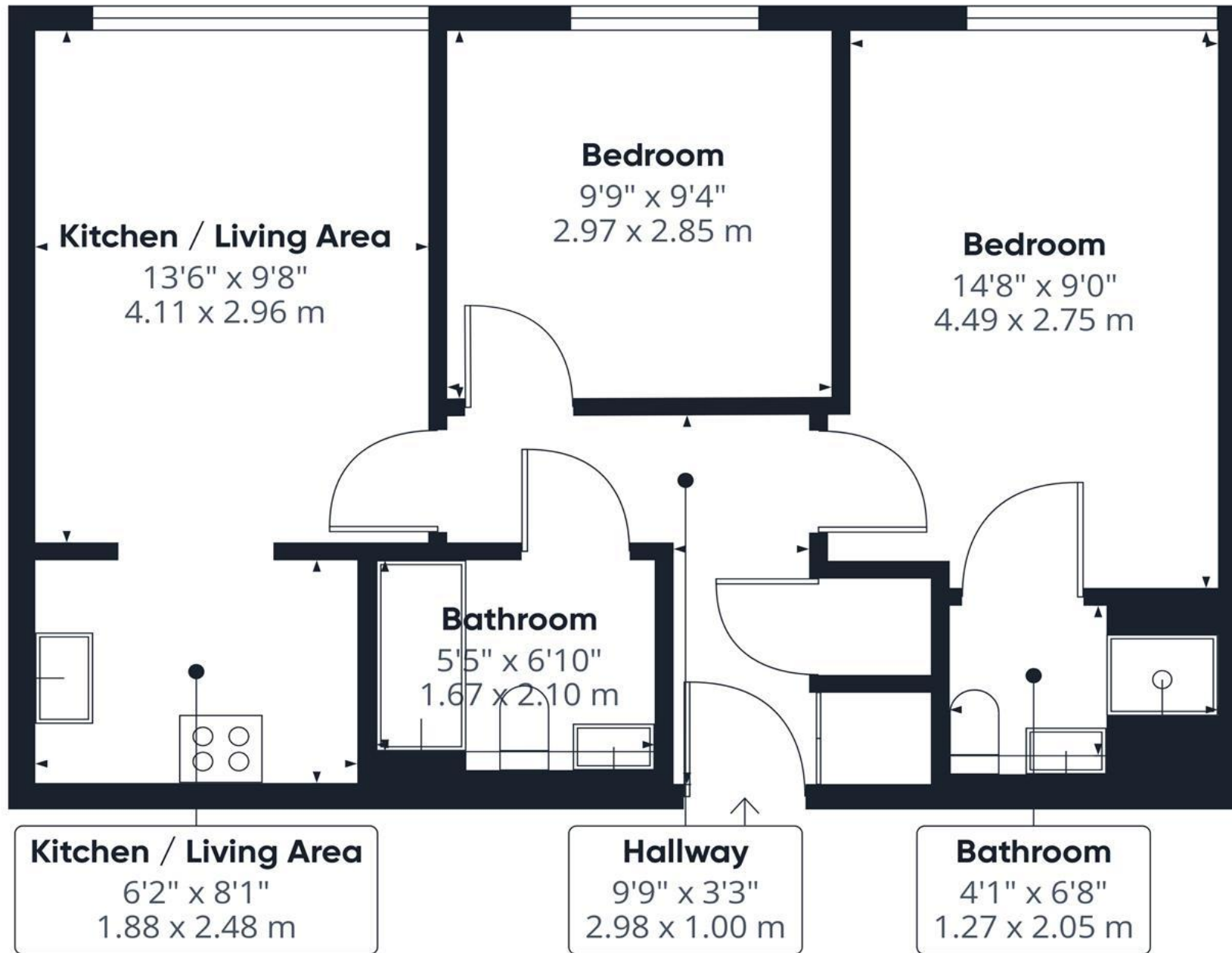
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| 92-100 A                                    |         |                         |
| 81-91 B                                     |         |                         |
| 69-80 C                                     |         | 76                      |
| 55-68 D                                     | 62      |                         |
| 39-54 E                                     |         |                         |
| 21-38 F                                     |         |                         |
| 1-20 G                                      |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |







Approximate total area<sup>m</sup>

551 ft<sup>2</sup>

51.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 130 years remaining

**Service Charge** – £3400

**Ground Rent** – £350

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/Superfast/  
Ultrafast



**Mobile Signal**  
Good Coverage

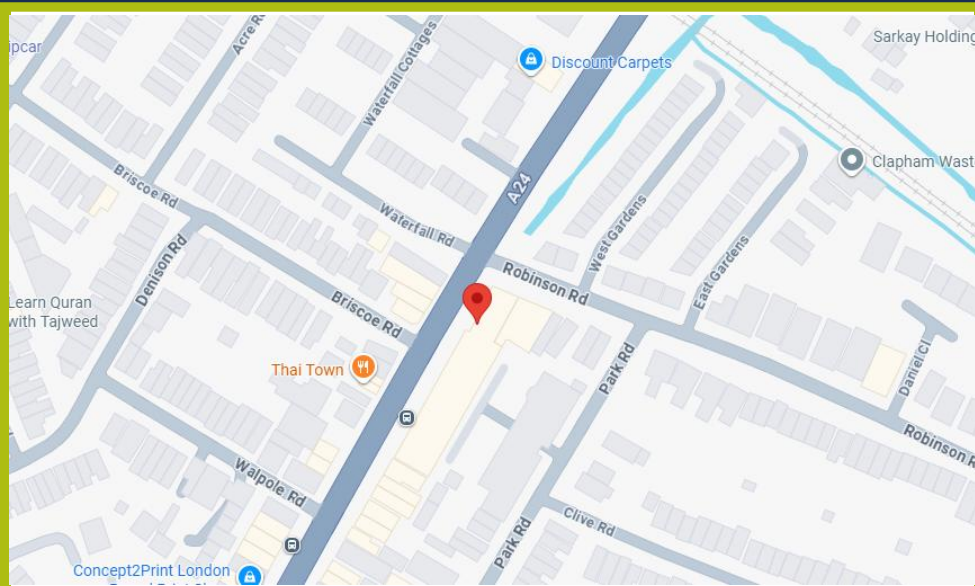


### Flood Risk

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



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