Independence House, Colliers Wood, SW19

GUIDE PRICE £395,000 Leasehold

2

1

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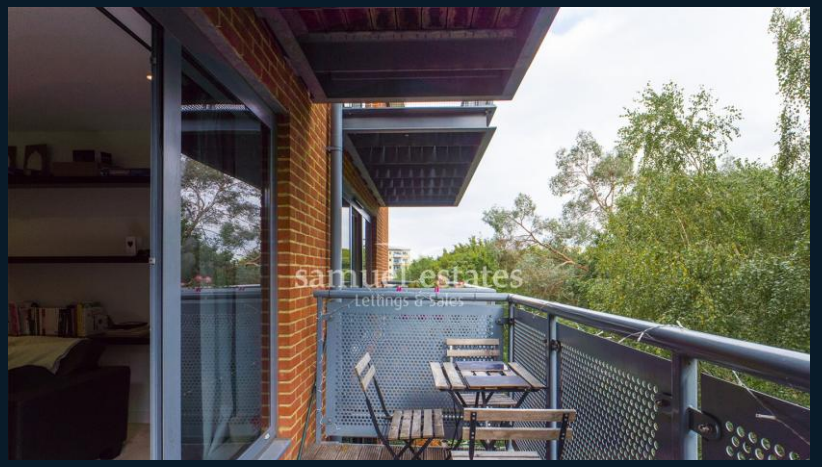
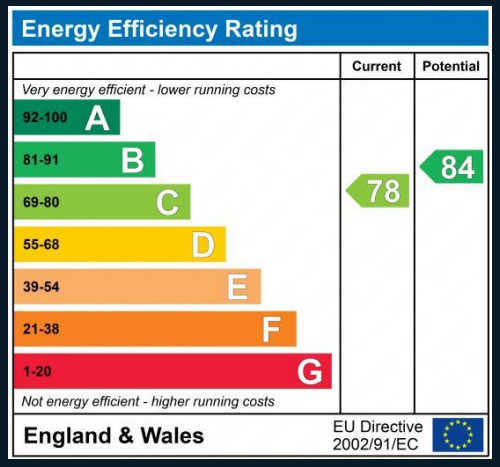
Property Description

A beautifully presented two double bedroom apartment on the second floor of Independence House, in the Abbey Mills development adjacent to the River Wandle. The property consists of two double bedrooms, a large family bathroom, a large bright open planned reception with a fully integrated kitchen, a south facing balcony looking over the stream/woodland and private under-croft parking.

Independence House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the David Lloyds gym coming soon, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!



This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsbury's and a Marks & Spencer.



Disclaimer

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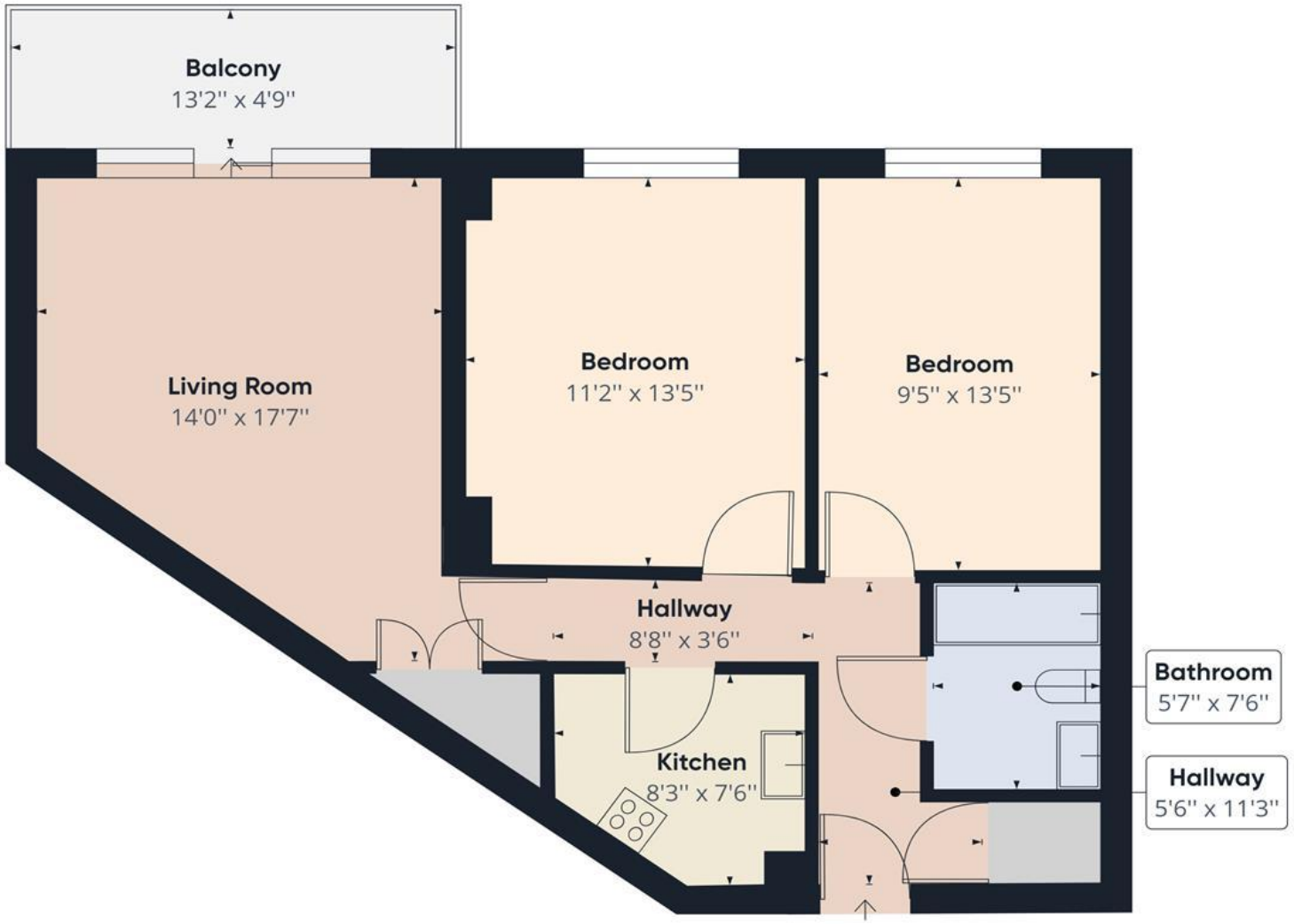

20 Independence

Approximate total area(1)

708.80 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.

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Material Information

Tenure – Leasehold

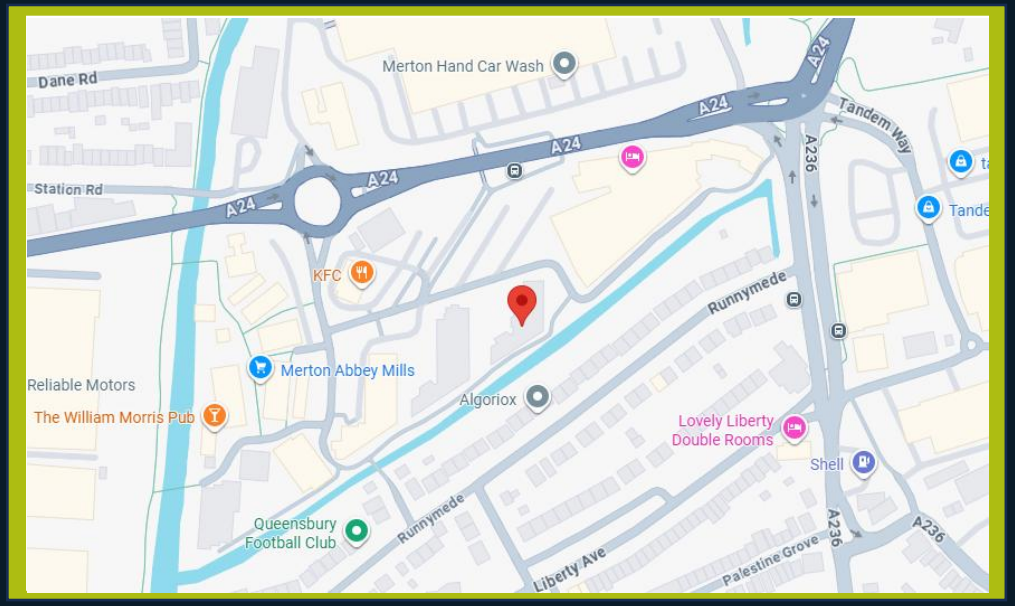
Length Of Lease – 100 years remaining

Service Charge – £2924.64

Ground Rent – £300

Council Tax Band – D

Local Authority – Merton Council



Property Type
Apartment (Second Floor)

Construction Type
Brick

Parking
Allocated Parking

External Wall Survey
YES

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Electric
Communal

Broadband
Standard 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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