

FOR SALE



Independence House, Chapter Way, Colliers Wood, SW19

Offers In Excess Of £300,000 Leasehold

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Property Description

Delighted to offer this stunning one bedroom apartment on the 1st floor of the award-winning, highly sought after Merton Abbey Mills development adjacent to the River Wandle. The property benefits from a fully fitted kitchen, a stylish bathroom, two private balconies and a allocated parking space.

Residents of Independence House benefit from a host of on-site amenities, including the lively weekend Farmers & Craft Market and the newly opened David Llyod's Gym. There is a great lifestyle to be had! Morden Hall Park and the River Wandle offer serene green spaces, perfect for outdoor leisure, while The Tandem Centre provides excellent shopping choices, including Starbucks and a variety of popular retailers.

There are excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering.

Ground Rent is £200 for the flat and £75 for the Car Park.

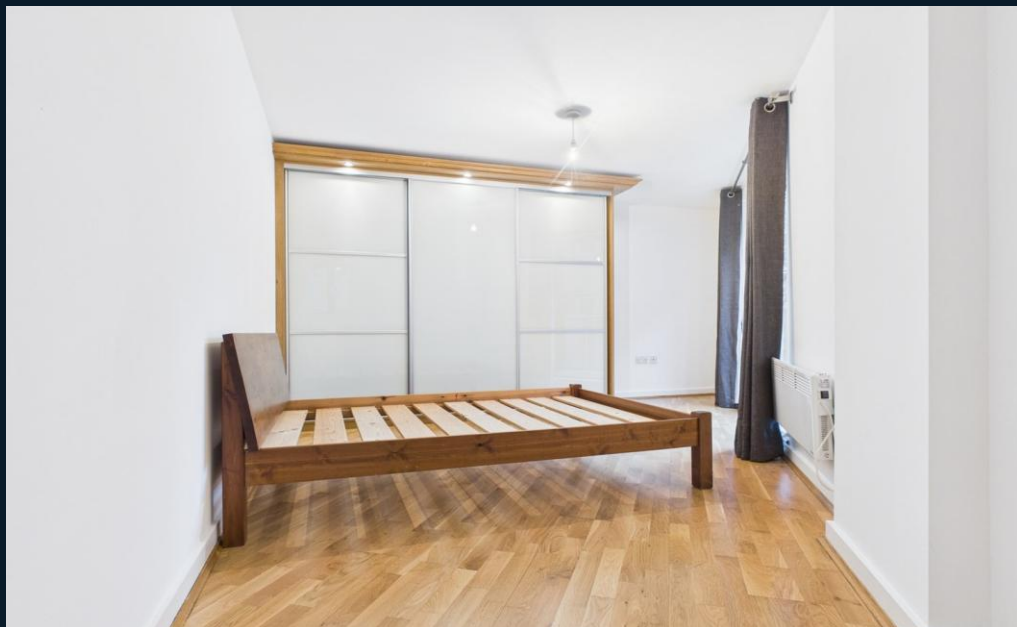
Service Charge is £1484.25 for the flat and £151.46 for the Car Park

Disclaimer

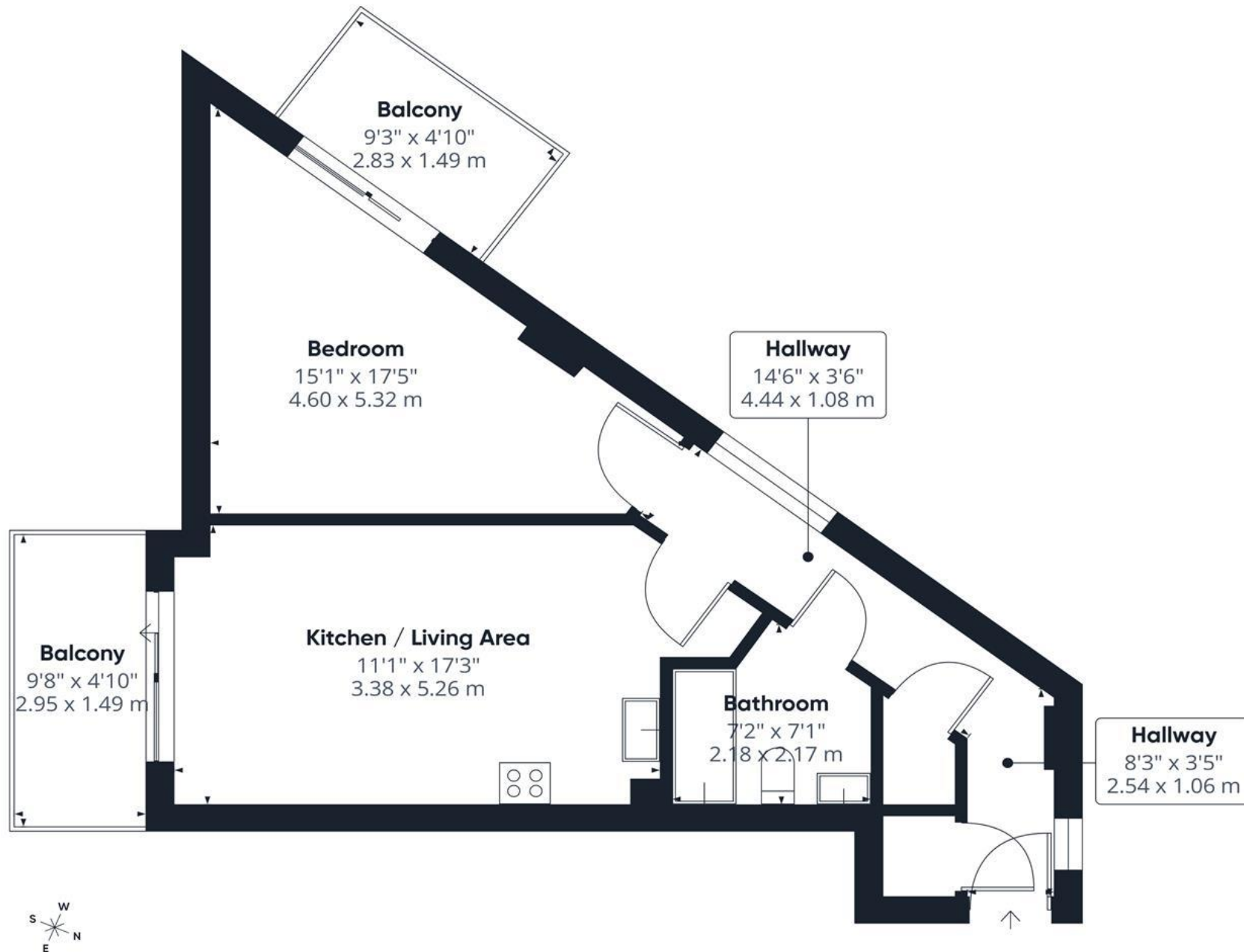
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| 92-100 A | | |
| 81-91 B | | |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |
| Not energy efficient - higher running costs | | |
| | 73 | 81 |
| England & Wales | | EU Directive 2002/91/EC |







Approximate total area⁽¹⁾

511 ft²
47.5 m²

Balconies and terraces

91 ft²
8.5 m²

(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.

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Material Information

Tenure – Leasehold

Length Of Lease – 103 years remaining

Service Charge – £1635.71

Ground Rent – £275

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (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



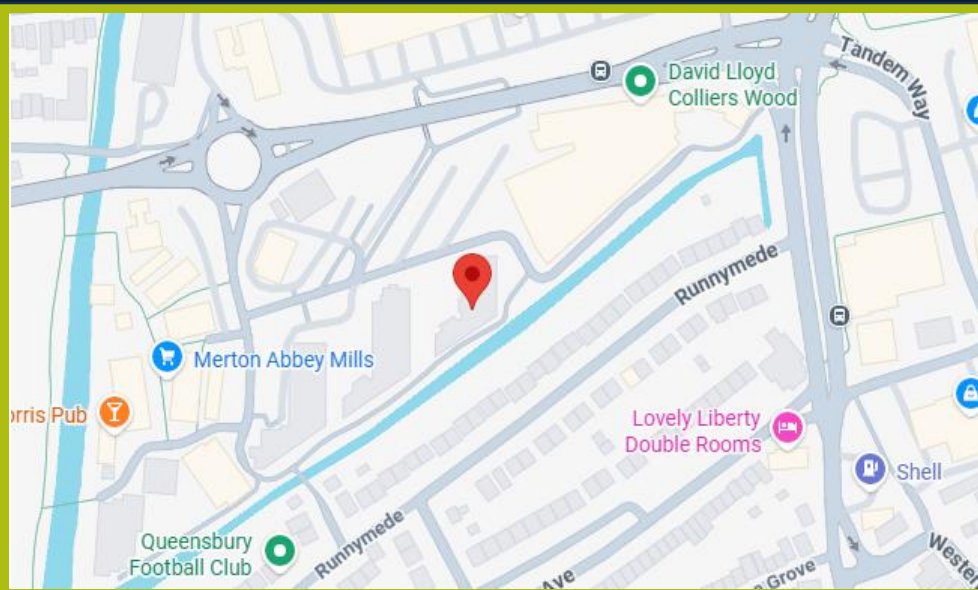
Mobile Signal
Good Coverage



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



Proposed Development in Immediate Locality?
Yes



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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