

FOR SALE



Independence House, Chapter Way, Colliers Wood, SW19

Offers In Excess Of £300,000 Leasehold

1

1

samuel  estates
YOUR PROPERTY • OUR BUSINESS

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 Lloyd'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

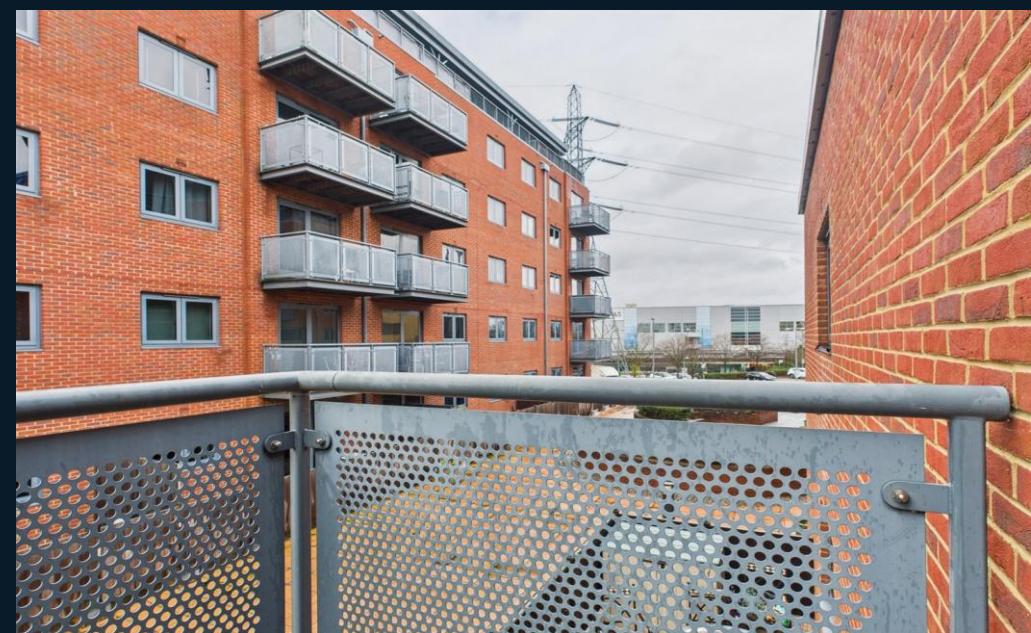
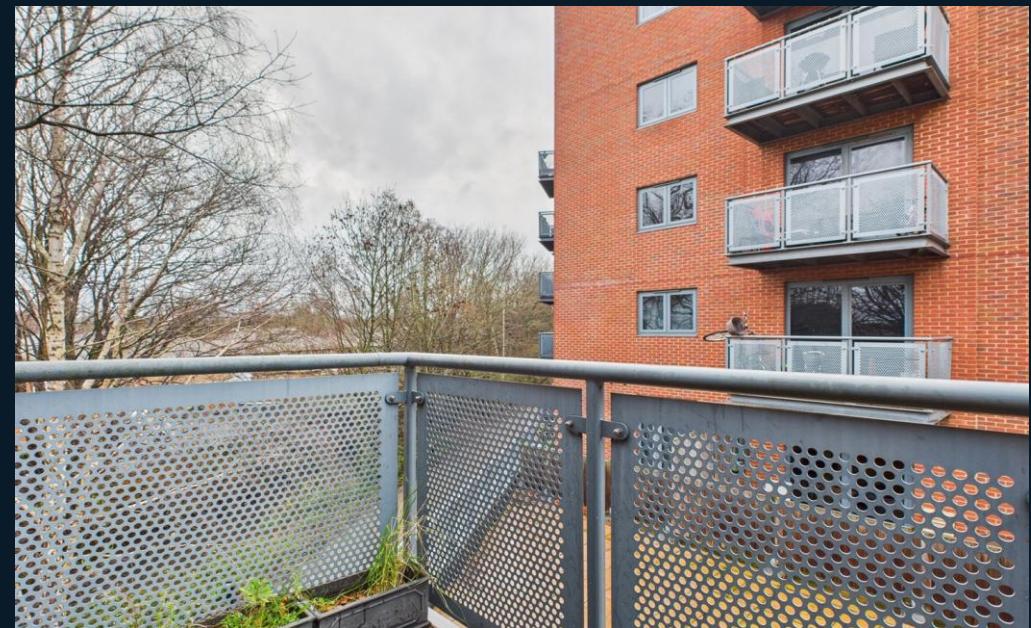
Disclaimer

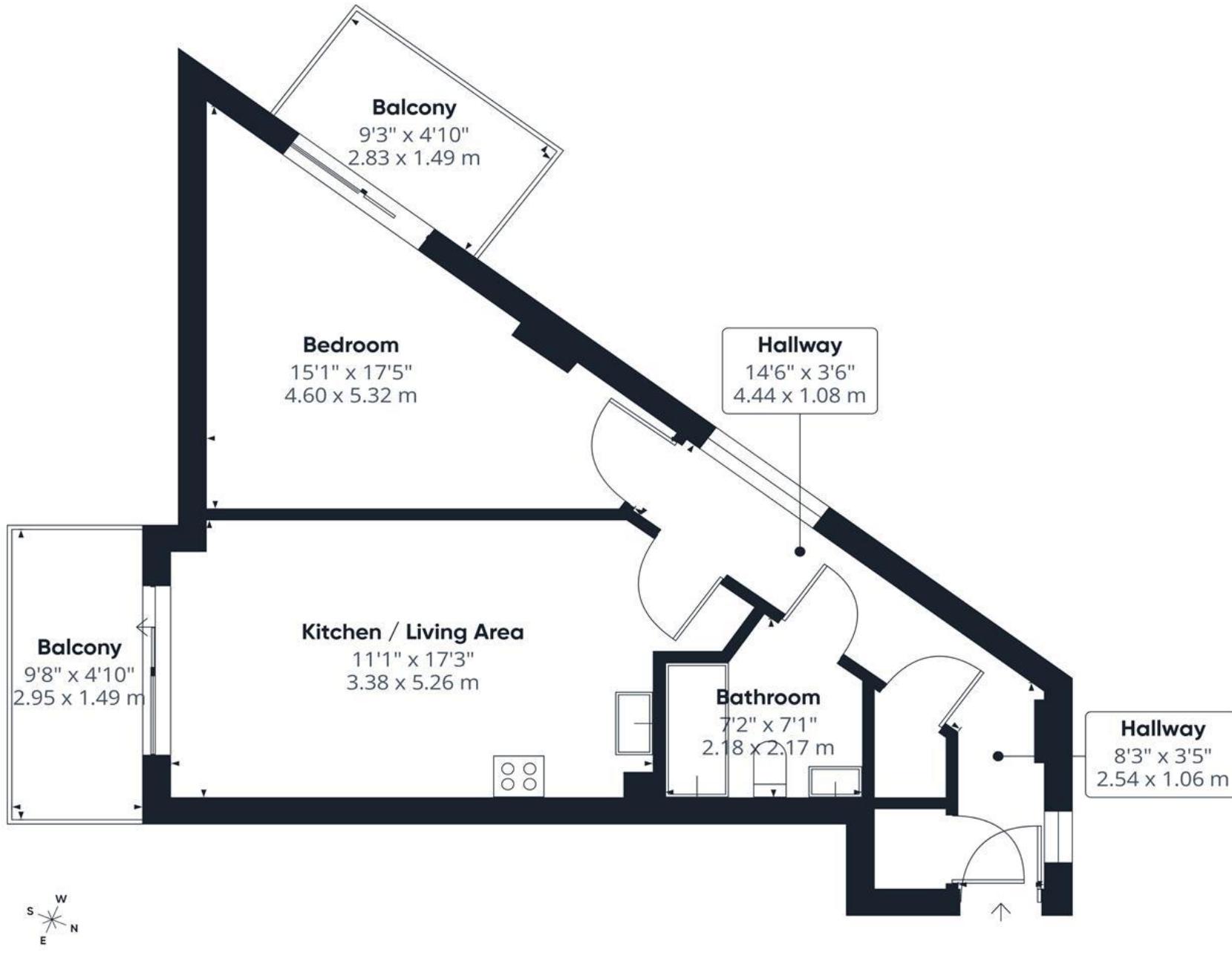
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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 A		
81-91 B		81
69-80 C	73	
55-68 D		
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⁽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.

GIRAFFE 360

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



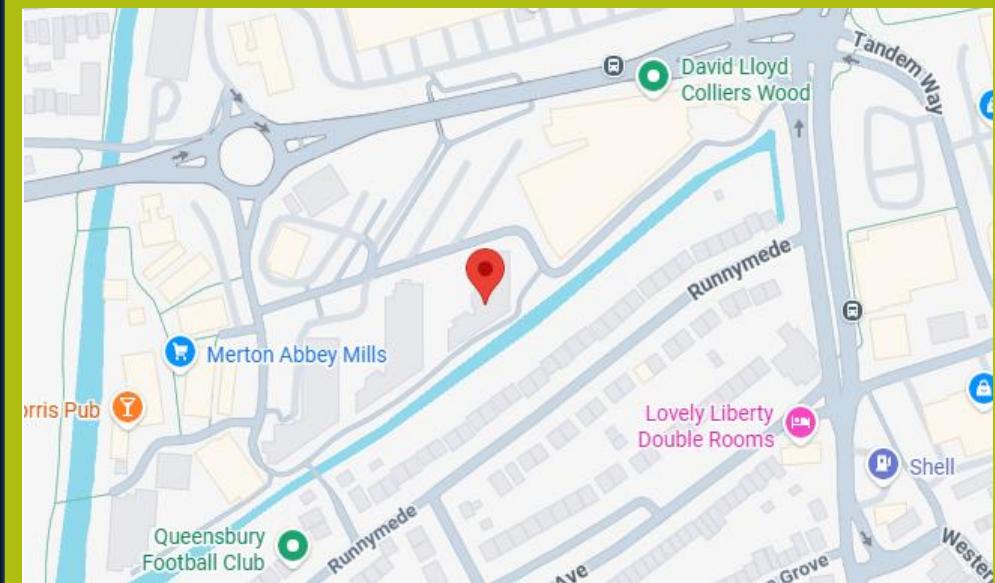
Flood Risk

*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

samuelestates.com