

FOR SALE



Independence House, Chapter Way, London SW19

Guide Price £500,000 Leasehold

 **2**

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Property Description

A beautifully presented two-bedroom, two-bathroom penthouse apartment set within the modern and sought-after Independence House development. This stylish flat offers a perfect blend of contemporary design and comfortable living, ideal for professionals, couples, or small families.

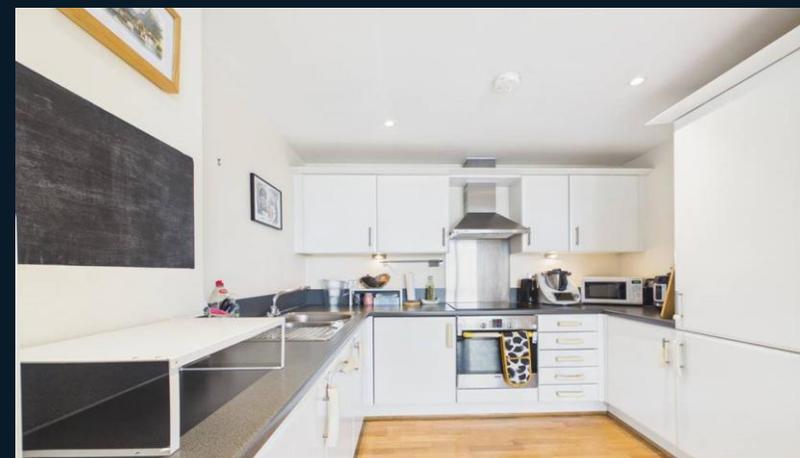
The property features a bright and spacious open-plan living and dining area, complemented by large windows that allow for an abundance of natural light. The modern fitted kitchen is fully equipped with high-quality integrated appliances and sleek cabinetry, making it both functional and visually appealing.

The principal bedroom is generously sized and benefits from a well-appointed en-suite bathroom, while the second bedroom is equally versatile, perfect as a guest room, home office, or additional living space. A contemporary family bathroom, finished to a high standard, completes the accommodation.

Further benefits include ample storage throughout, secure entry system, lift access, and well-maintained communal areas. Residents also enjoy the convenience of nearby local amenities, green spaces, and excellent transport links, providing easy access into central London and beyond.

Disclaimer

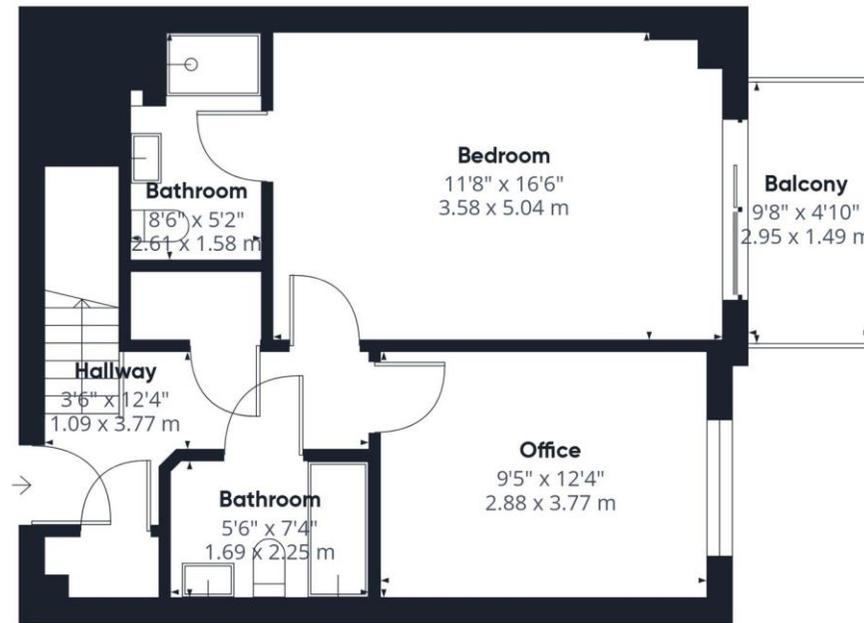
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		76
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







Ground Floor



Floor 1



Approximate total area⁽¹⁾

927 ft²

86.1 m²

Balconies and terraces

187 ft²

17.4 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.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 102 Years

Service Charge – £3,786.46 p.a.

Ground Rent – ££250 p.a.

Building Insurance - £1203.69

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Penthouse)



Construction Type
Brick



Parking
Undercroft



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Ultrafast



Mobile Signal
Good Coverage

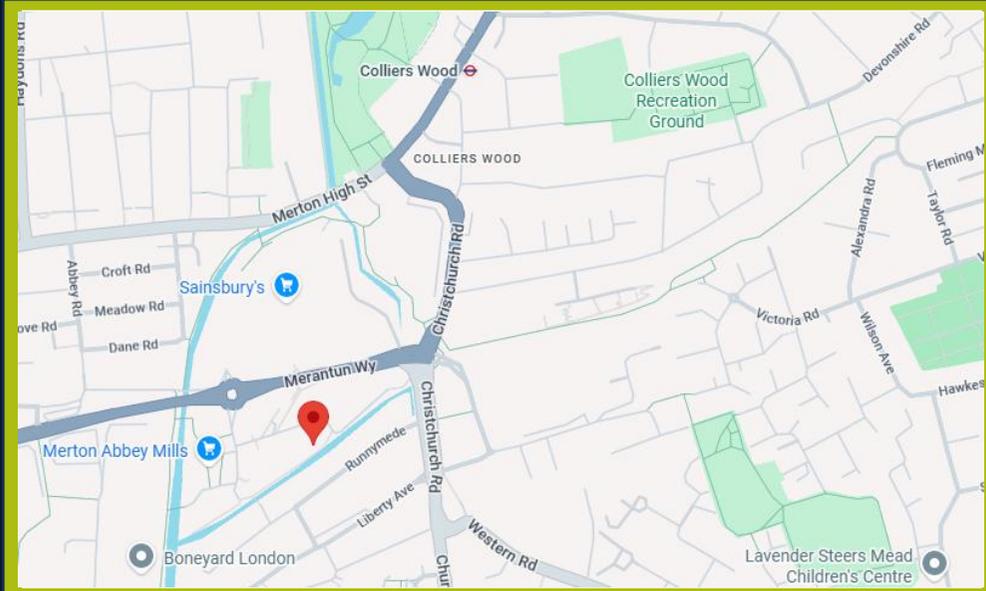


Flood Risk

Has the property been flooded in the past five years: NO
Level of risk: 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

