

FOR SALE



Deburgh Road, Colliers Wood, SW19

GUIDE PRICE £295,000 Leasehold

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Property Description

Beautifully presented throughout, this bright and modern one double bedroom ground floor flat is ideally located close to excellent transport links in Wimbledon. The property features a spacious open-plan kitchen and living area with integrated appliances, offering an inviting and contemporary living space.

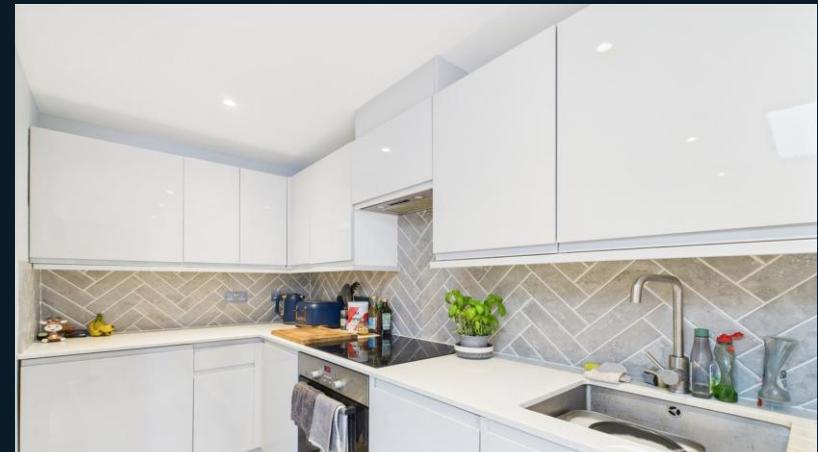
The flat also benefits from a generously sized double bedroom and a stylish, fully tiled bathroom. Its convenient location puts you within walking distance of Haydons Road Thameslink, South Wimbledon (Northern Line), and Wimbledon Mainline Station and Town Centre, making it perfect for commuters.

This property presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment.

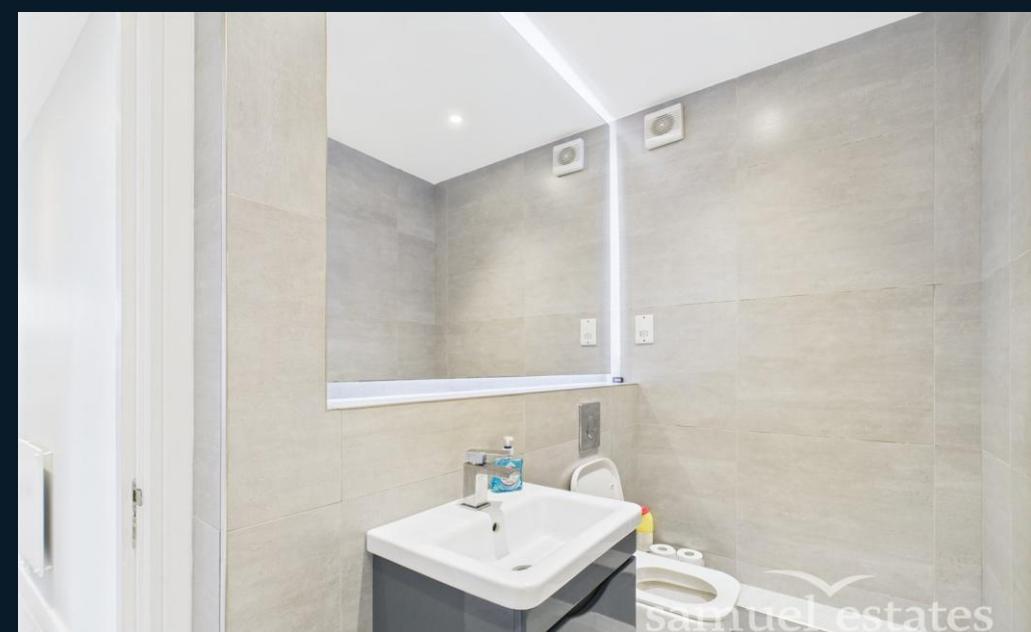
Early viewings are highly recommended!

Disclaimer

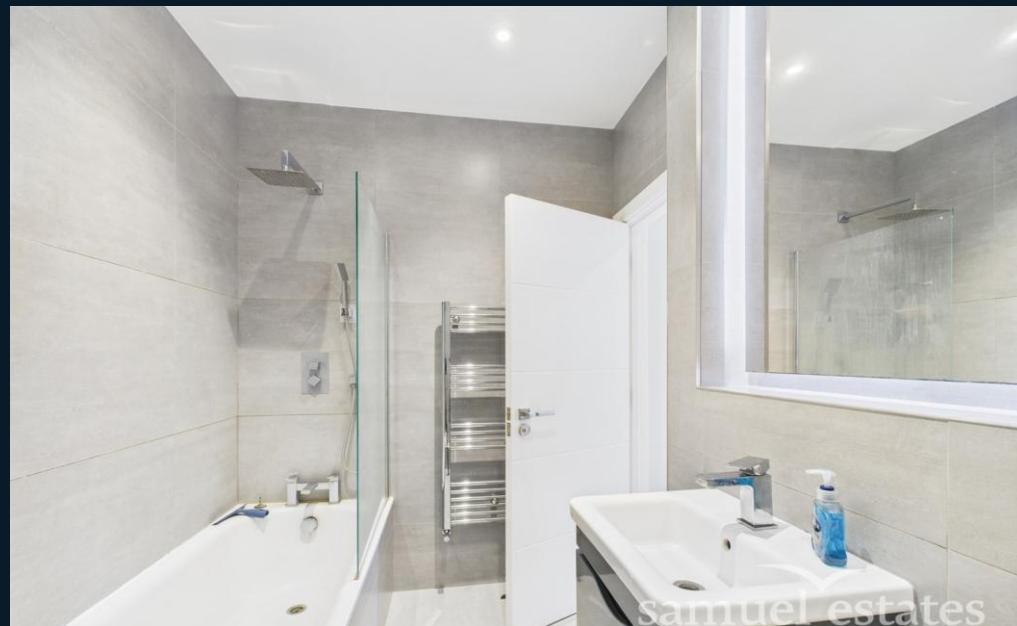
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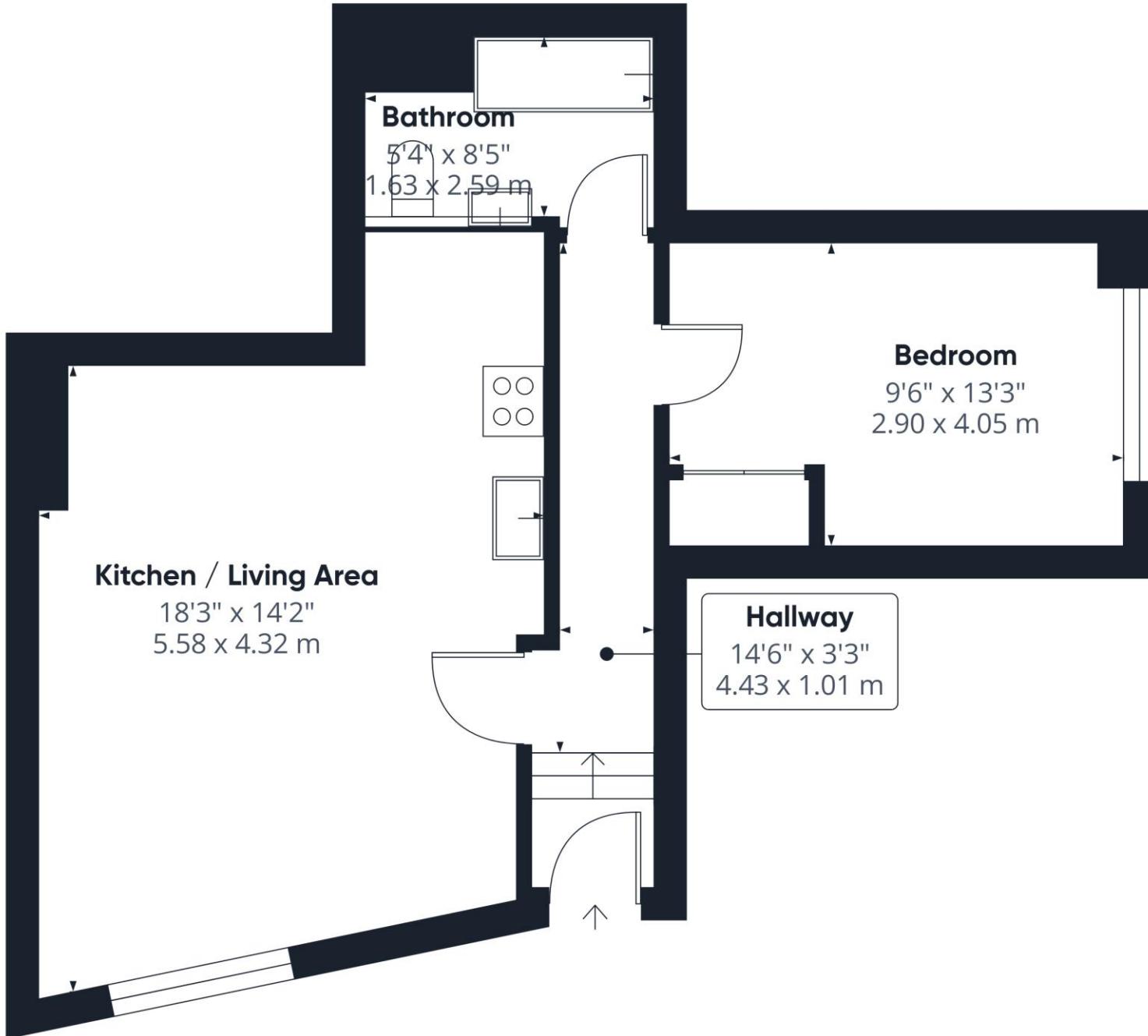


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	61	61
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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Approximate total area⁽¹⁾

488 ft²

45.3 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 244 years remaining

Service Charge – £600pa

Ground Rent – £360pa

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Parking Permit



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

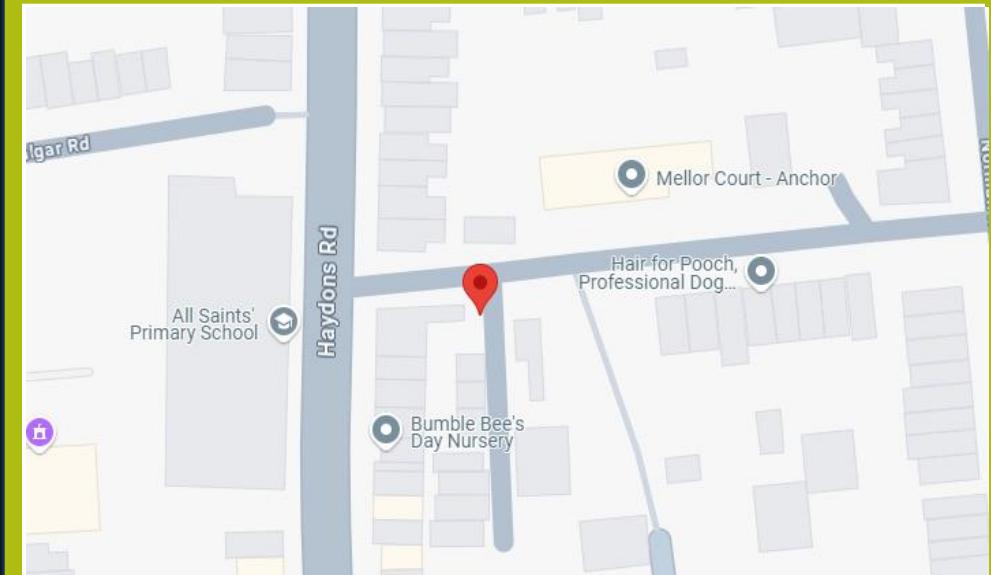


Flood Risk

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



**Proposed Development
in Immediate Locality?**
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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