

TO LET



Independence House, Colliers Wood, SW19

£2,200.00 PCM

 **2**

 **1**


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Property Description

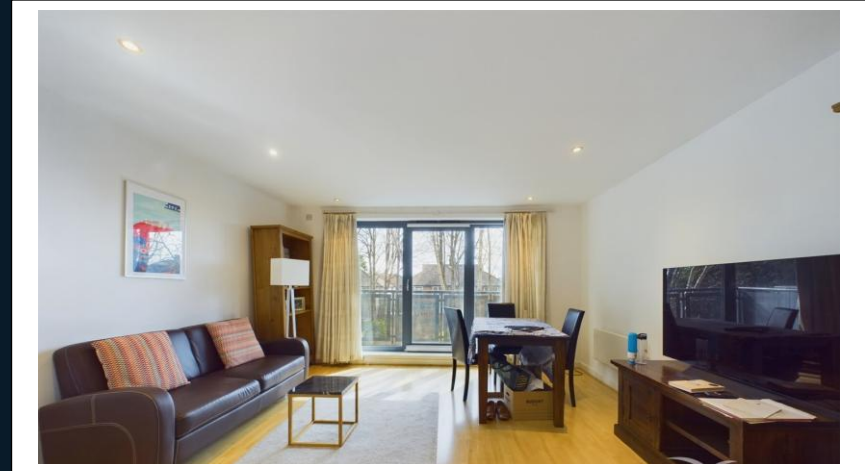
A well presented and high quality first floor two double bedroom apartment situated within the highly popular Abbey Mills development in Colliers Wood. The property is offered in excellent decorative order and comes part-furnished. The property comprises of a good sized living room with access to a private balcony, a separate modern kitchen, two double bedrooms and a three piece family bathroom with shower over bath.

Independence House is on the award winning Abbey Mills development. There is a Nuffield Active Health Club a stone's throw away and the weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Excellent transport links with the Northern Line at Colliers Wood, Tram link close by and on the main bus network. A 20 minute walk into the centre of Wimbledon or a 5 min bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury's Hypermarket & Marks & Spencer is across the road as well.

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.



Material Information

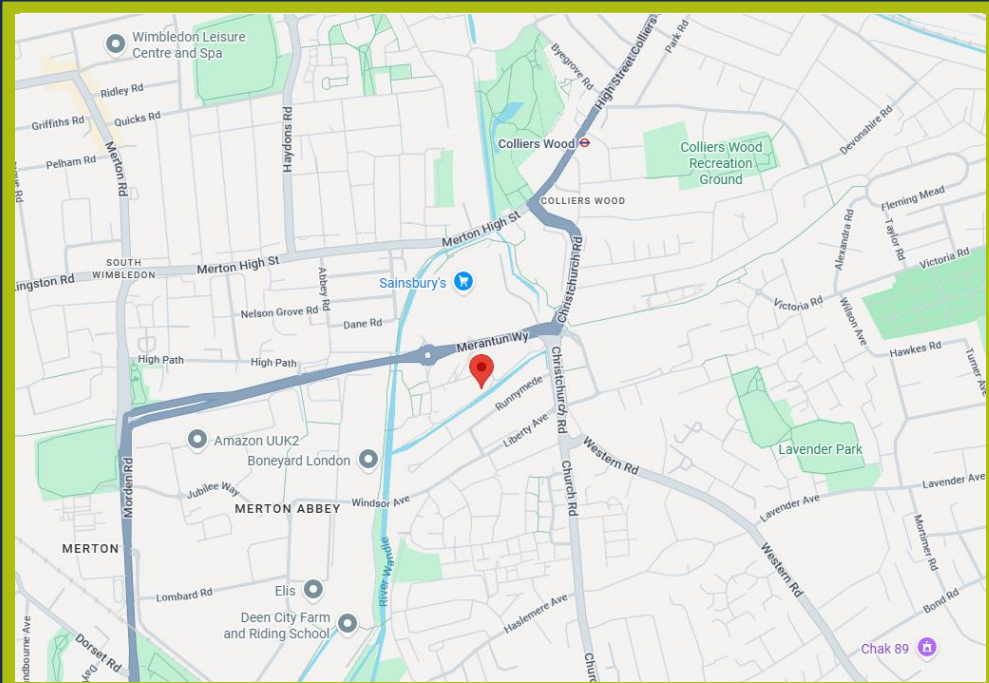
Date Available – 27/07/2026

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Undercroft



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



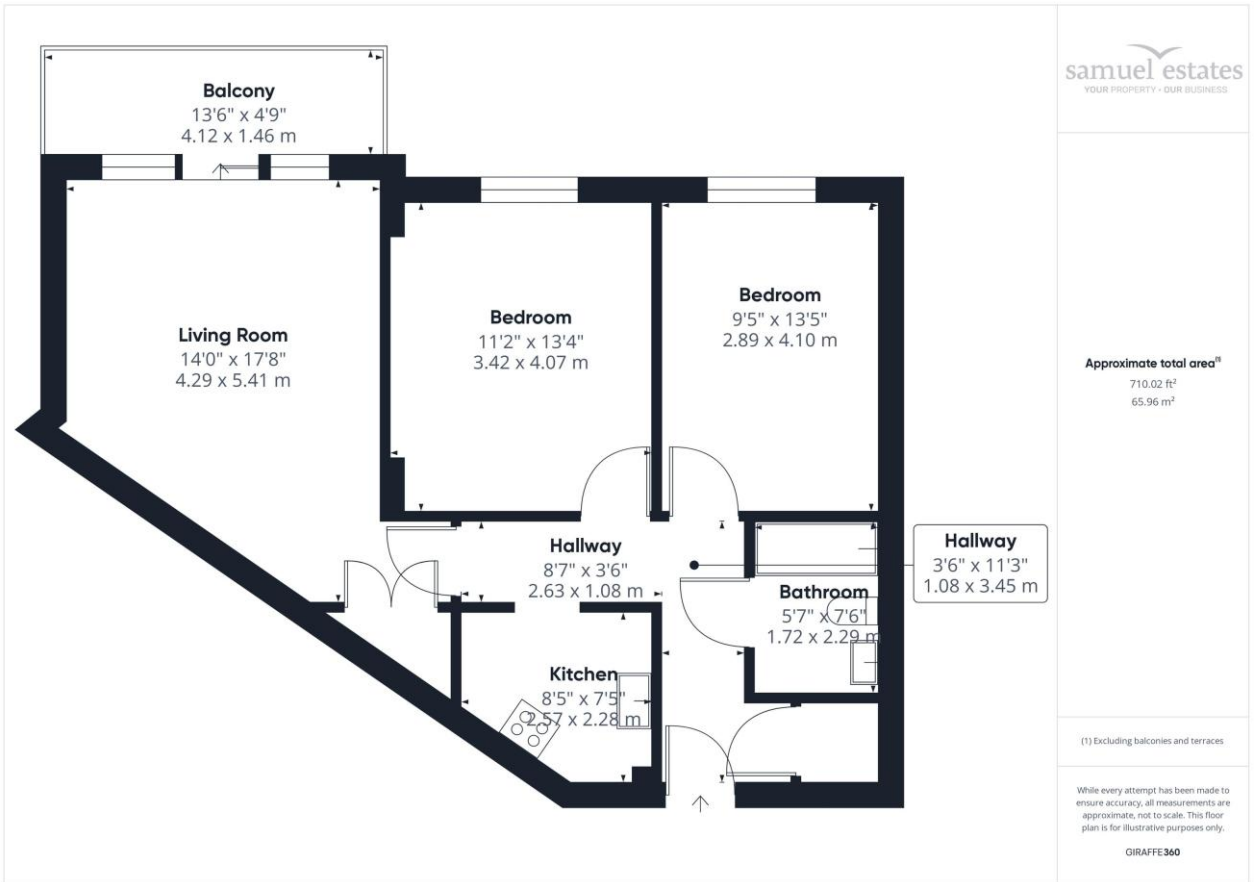
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
📞 020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
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