

TO LET



Pembroke House, Colliers Wood, SW19

£2,000.00 PCM



samuel estates
YOUR PROPERTY • OUR BUSINESS

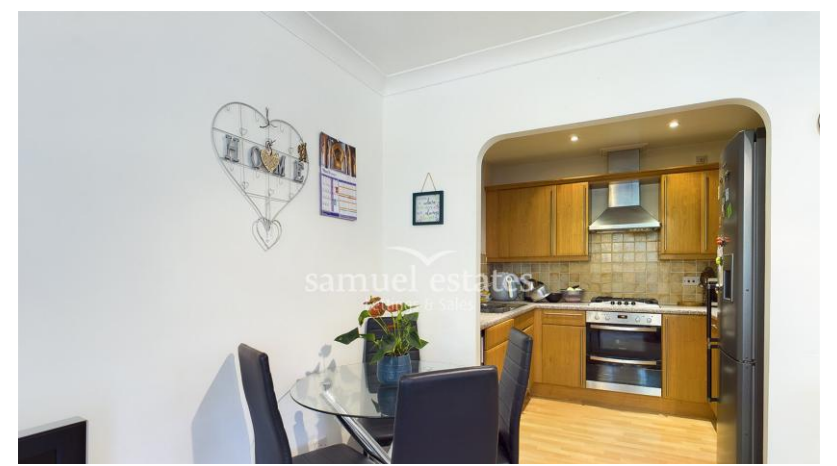
Property Description

A fantastic modern two double bedroom apartment with two bathrooms located on the highly desirable and well located Chaucer Way, Colliers Wood, SW19.

The accommodation comprises of a large living room with space for dining, modern fully fitted kitchen, two double bedrooms, en-suite bathroom, fitted wardrobes and three piece family bathroom and a allocated parking space.

The property is located a stones throw away from Wandle Park and Haydons Road Train station providing you with excellent transport links.

This property is perfect for a two sharers, a couple needing extra space or a growing family.



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 – 23/09/2026

Holding deposit amount – £461.40

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas / Mains



Broadband
Standard / Superfast /
Ultrafast



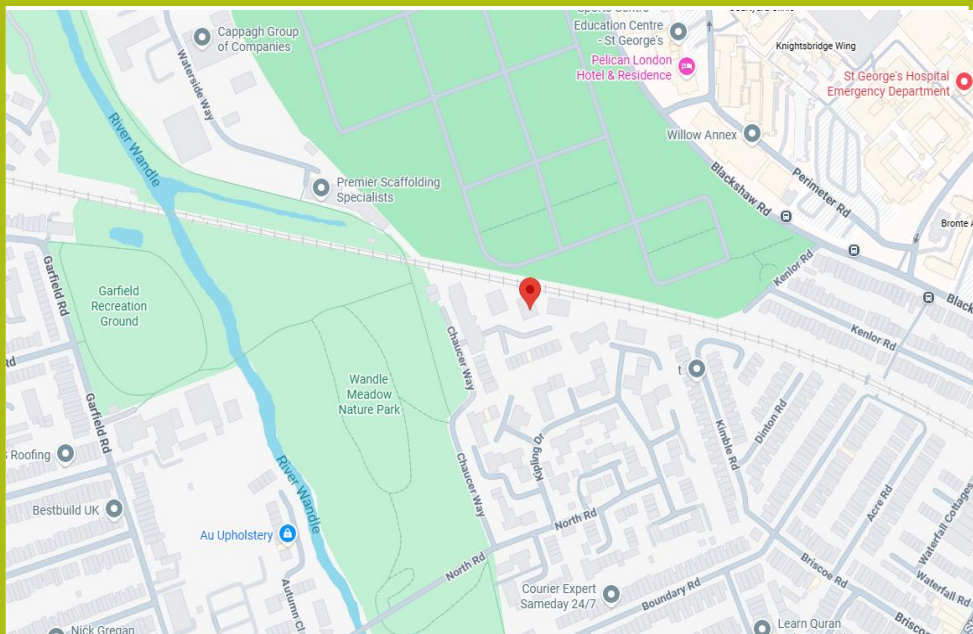
Mobile Signal
Good coverage

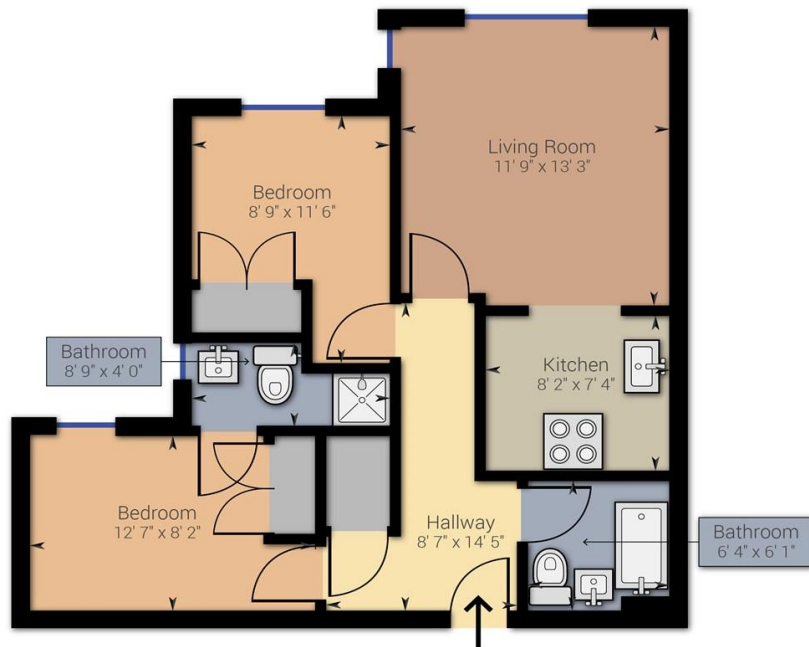


Flood Risk
*Has the property been flooded in the past
five years: NO*
Level of Risk: None



**Proposed Development
in Immediate Locality?**
None





Address: Pembroke House, SW19
 Approximate net internal area: 581.54 ft² / 54.03 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

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
 ☎ 020 8679 9889



samuelestates.com