

TO LET



Independence House, Colliers Wood, SW19

£1,750.00 PCM

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Property Description

This beautifully presented one-bedroom apartment is located in the desirable Independence House, within the popular Merton Abbey Mills development. The home offers contemporary living with a spacious open-plan lounge and fully equipped kitchen, a generously sized double bedroom, a sleek modern bathroom, a lovely private balcony, and the added benefit of allocated parking.

Independence House forms part of the vibrant Abbey Mills community, nestled beside the historic Merton Abbey Mills Market and the scenic River Wandle. With regular weekend Farmers & Craft markets, it offers a delightful lifestyle with a charming local atmosphere. The peaceful surroundings of Morden Hall Park are also just moments away.

Residents enjoy excellent transport connections, including the Northern Line at Colliers Wood, nearby Tramlink services, and access to the main bus routes. Wimbledon town centre is just a short walk or quick bus ride away, offering a wide array of shops, cafes, and entertainment. For convenient shopping the nearby Tandem Centre features many high

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

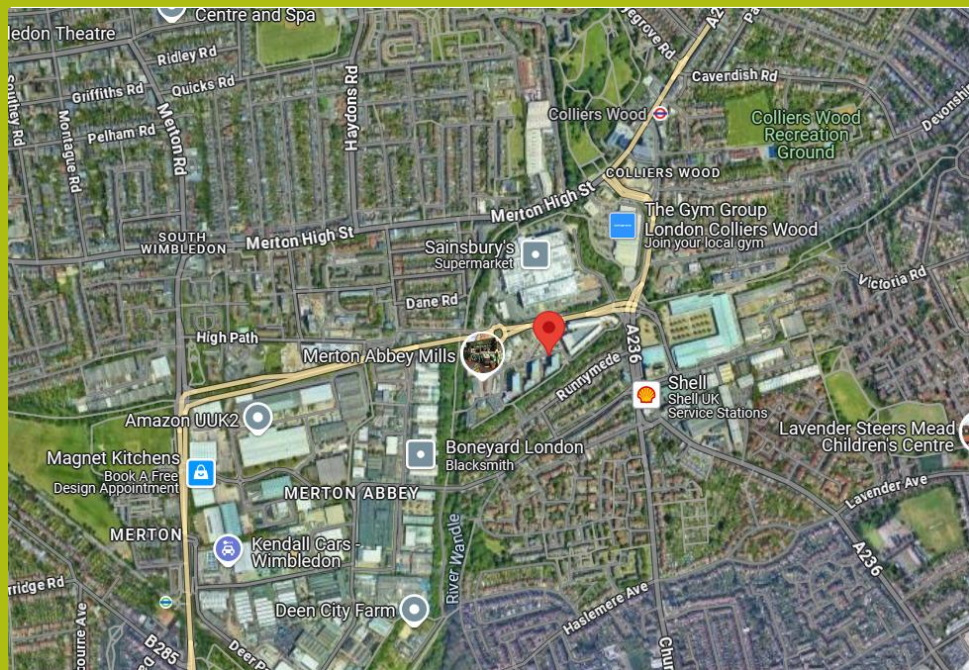
Date Available – 21/11/2026

Holding deposit amount – £403.00

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Excellent



Mobile Signal
Excellent

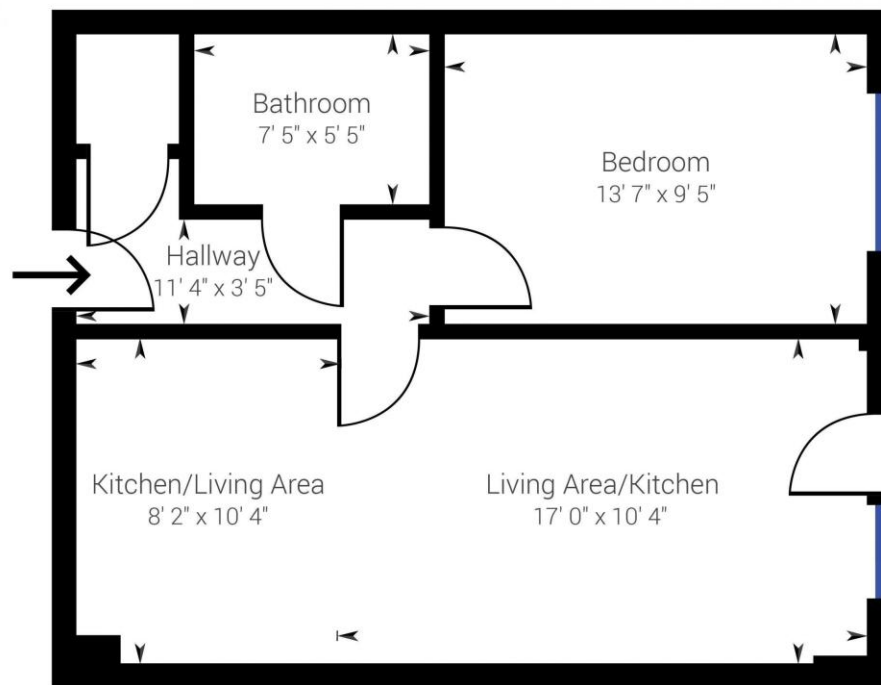


Flood Risk

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



Proposed Development in Immediate Locality?
None



Address: Independence House, Sw19
 Approximate net internal area: 496.19 ft² / 46.10 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		86
69-80 C	75	
55-68 D		

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 45 Bedford Hill,
 London, SW12 9EY
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Colliers Wood & Wimbledon
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Streatham
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