



barnard marcus

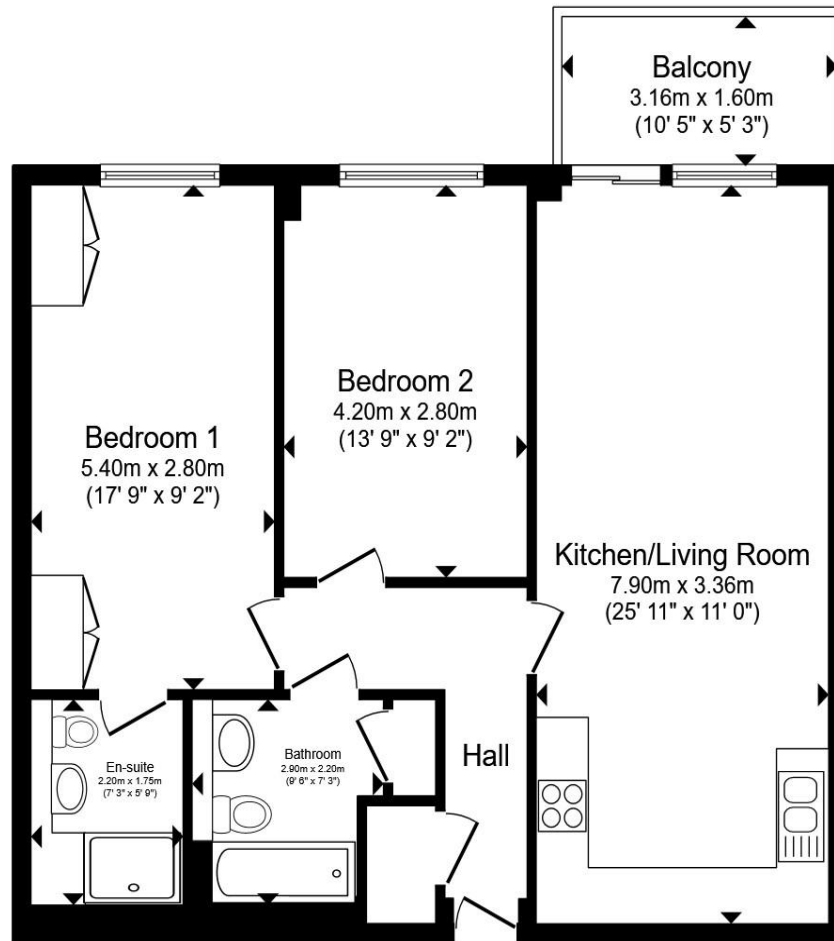
Independence House Chapter Way, London SW19 2RX



Welcome to **Independence House Chapter Way, London**

A spacious and well-presented two-bedroom apartment offering approximately 777 sq. ft of modern living space, complete with a private balcony and two secure underground parking spaces. The property features a large open-plan kitchen/living room, a principal bedroom with en-suite, a modern family bathroom, and excellent storage throughout. This property has lift access and is next to the ever-popular Merton Abbey Mills with lots of funky shops, eateries, day care, public house and even little theatre on the doorstep of this apartment building. Near there is also an excellent retail park for all of your shopping needs at the Tandem centre, not to mention Colliers Wood tube station (Northern Line Access) for convenient transport into London. Offered to the market without a chain, ideally suited for professionals, couples, or investors, this attractive apartment combines comfortable contemporary living with the added benefit of secure parking and outdoor space.





Total floor area 72.2 m² (777 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Independence House Chapter Way, London

- Two double bedrooms
- Ensuite bathroom to the master bedroom
- Chain Free
- Two underground secure parking spaces (included in Ground Rent)

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3188.00

Ground Rent: 450.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£450,000



view this property online [barnardmarcus.co.uk/Property/TTG109063](https://www.barnardmarcus.co.uk/Property/TTG109063)



Property Ref:
TTG109063 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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Please note the marker reflects the
postcode not the actual property