

FOR SALE



St Georges Court, High Street, Colliers Wood, SW19

GUIDE PRICE £325,000 Leasehold



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Property Description

Experience the perfect urban living in this delightful two-bedroom flat located in the highly sought-after area of St Georges Court. Residents will enjoy a cozy yet functional living experience, meticulously designed to maximize space and natural light. The added benefits include elevator in the communal hall, and the property is situated towards the back of the development, away from the high street making the property extremely quiet.

The apartment features two spacious double bedrooms, one of which includes a private ensuite for added comfort and convenience. The property also features a modern bathroom and a spacious reception area, perfect for entertaining guests or relaxing after a long day.

The property is only a short walk to the social hub of Tooting Broadway, home to the famous Tooting Market. You are also in a great spot for transport links, this includes the Northern Line which can be used to take you across London and into the City or an array of buses that will take you to other parts of London and to Surrey!

The apartment is conveniently situated close to the shops and amenities along High Street Collier's Wood and is within easy reach of a wider range of shopping and entertainment amenities, in Wimbledon town centre. The nearest underground station is Collier's Wood (Northern Line), and Tooting Broadway (National Rail) is close by.

This property is offered Chain Free.

Disclaimer

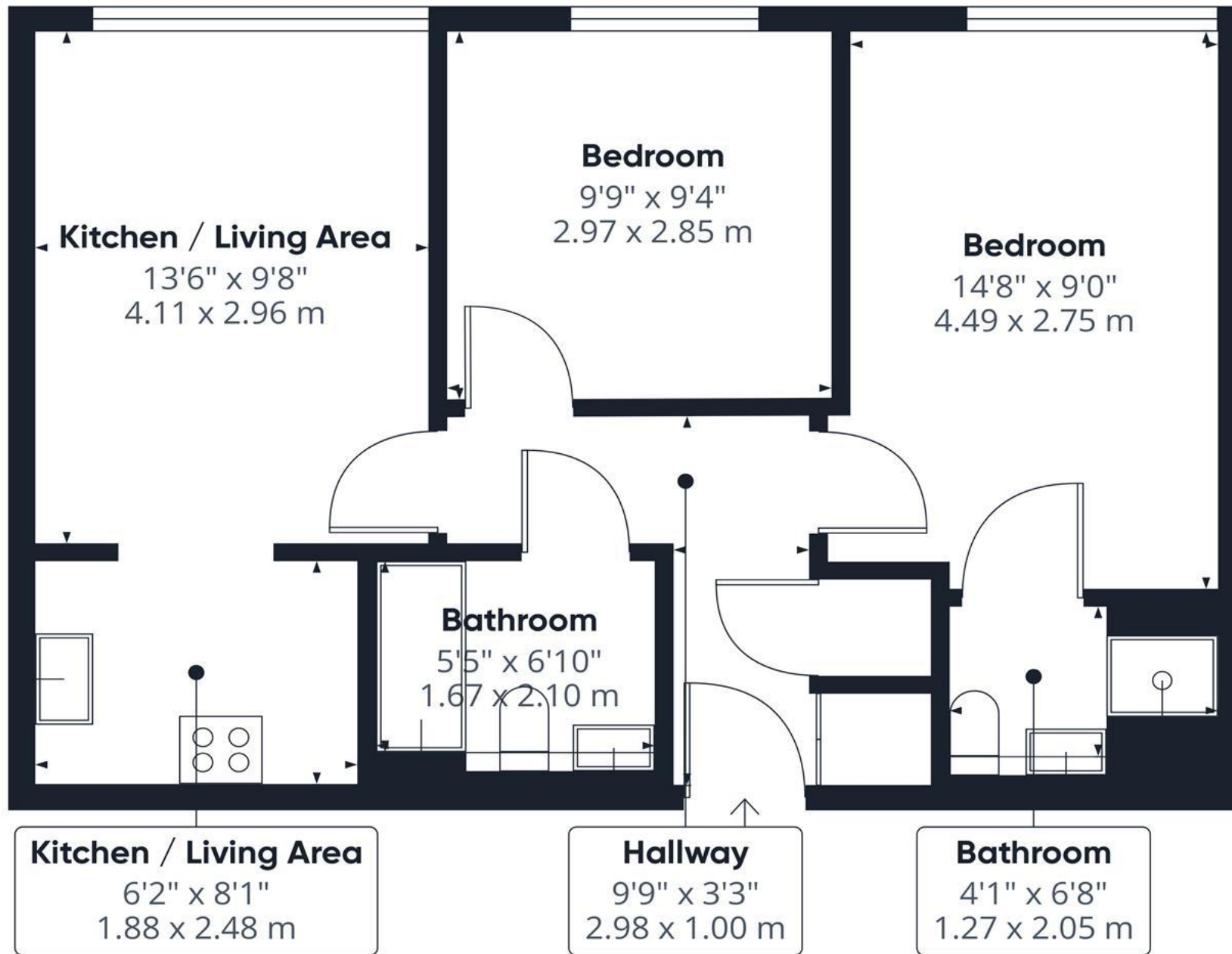
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	62	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m

551 ft²

51.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 130 years remaining

Service Charge – £3400

Ground Rent – £350

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/Superfast/
Ultrafast



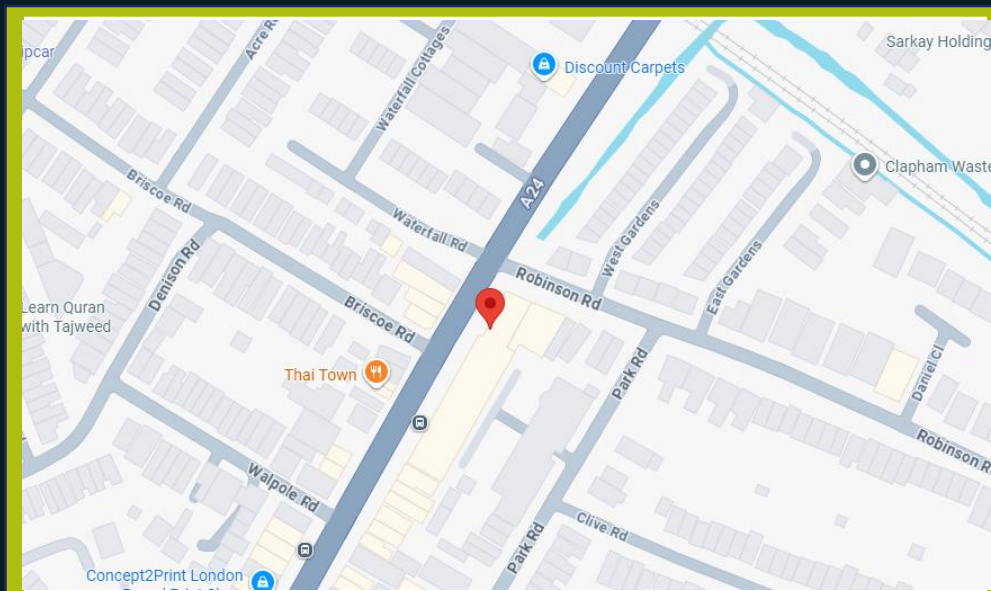
Mobile Signal
Good Coverage



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



**Proposed Development
in Immediate Locality?**
None



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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