

**FOR SALE**



**Palestine Grove, Colliers Wood, SW19**

**GUIDE PRICE £350,000 Leasehold**

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**samuel estates**  
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# Property Description

Situated on a quiet road in the highly sought-after area of Colliers Wood, this well-presented ground floor maisonette offers an excellent opportunity to acquire a stylish one-bedroom flat with a private garden.

The property benefits from a spacious living area, a modern kitchen and bathroom, and a double bedroom with built-in wardrobe, providing both comfort and convenience.

This property is ideally positioned nearby a vibrant community near the historic Merton Abbey Mills Market and the River Wandle. Excellent transport links with the Northern Line at Colliers Wood and on the main bus network within walking distance. Enjoy the newly opened David Lloyds, weekend farmers and craft markets on site, and the open green spaces of Morden Hall Park right on your doorstep. For fitness enthusiasts, the Wandle Trail offers 11 miles of scenic pathways for running or cycling, extending from Carshalton to Battersea where it meets the Thames.



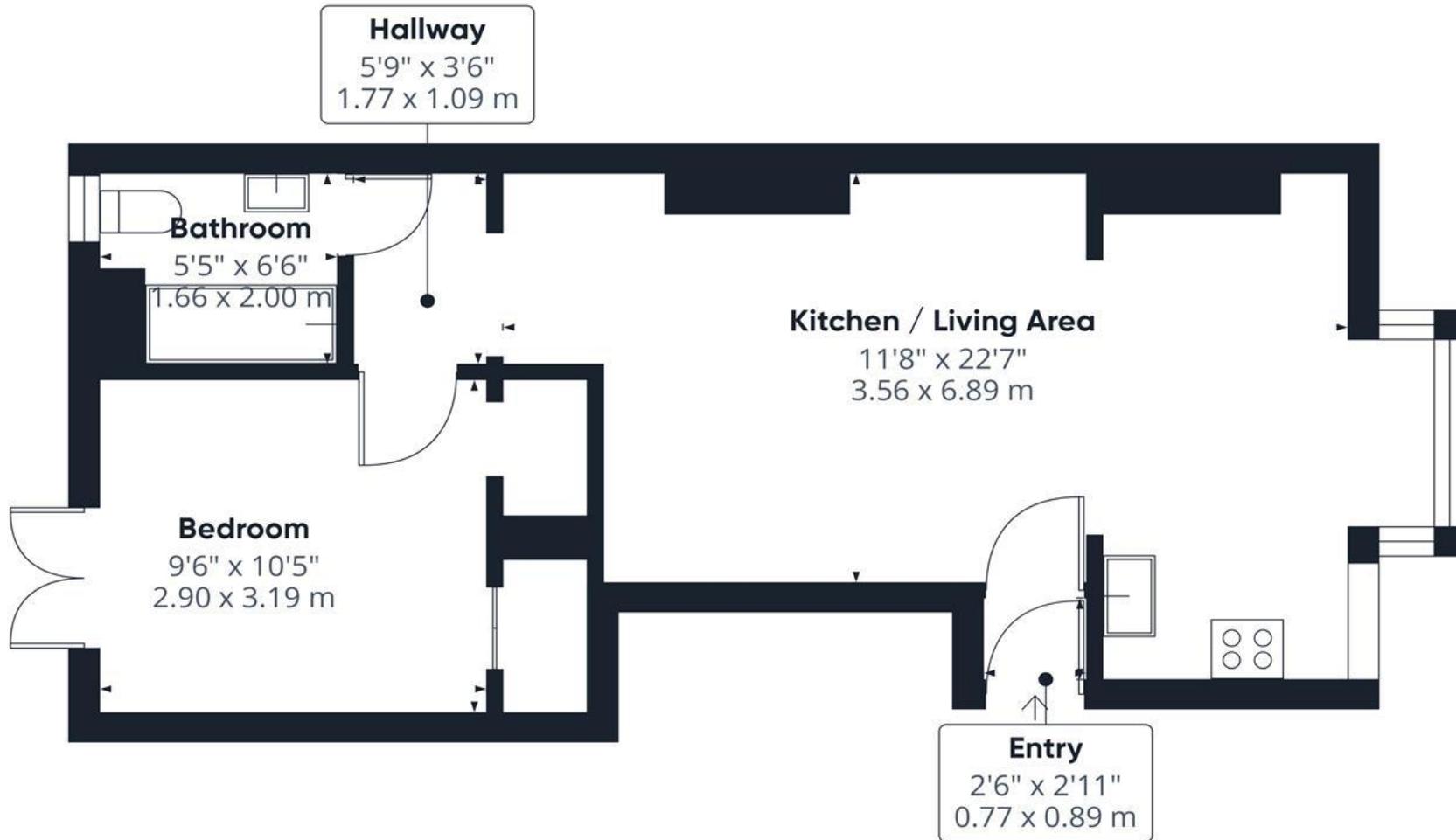
## Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	70	75
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







Approximate total area<sup>(1)</sup>  
463 ft<sup>2</sup>  
43.1 m<sup>2</sup>

(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** – 117 years remaining

**Building Insurance** – £250

**Ground Rent** – £274

**Council Tax Band** – B

**Local Authority** – Merton Council



**Property Type**  
Flat (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



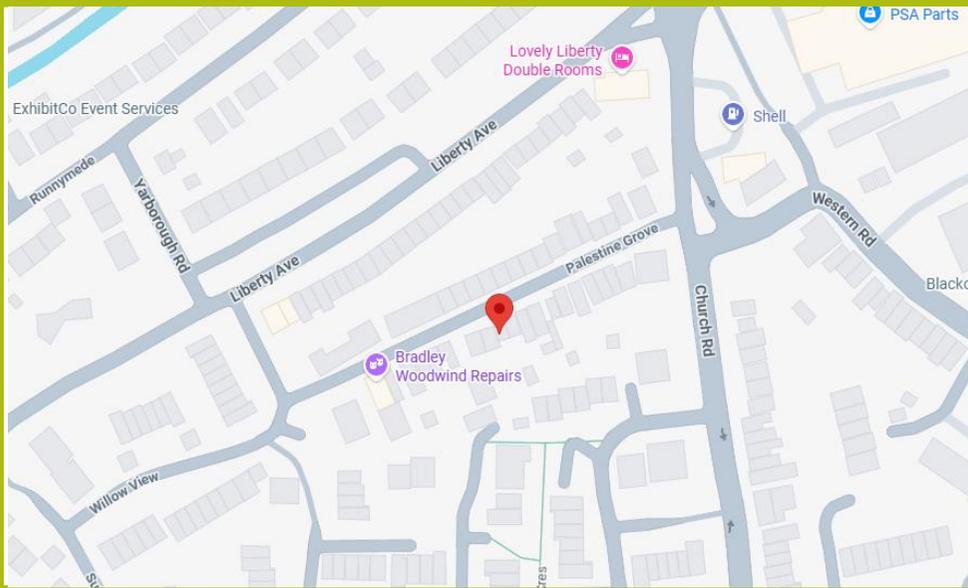
**Mobile Signal**  
Good Coverage



**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

