FOR SALE



Independence House, Chapter Way, SW19

Offers In Excess Of £400,000 Leasehold

2

2

samuel estates

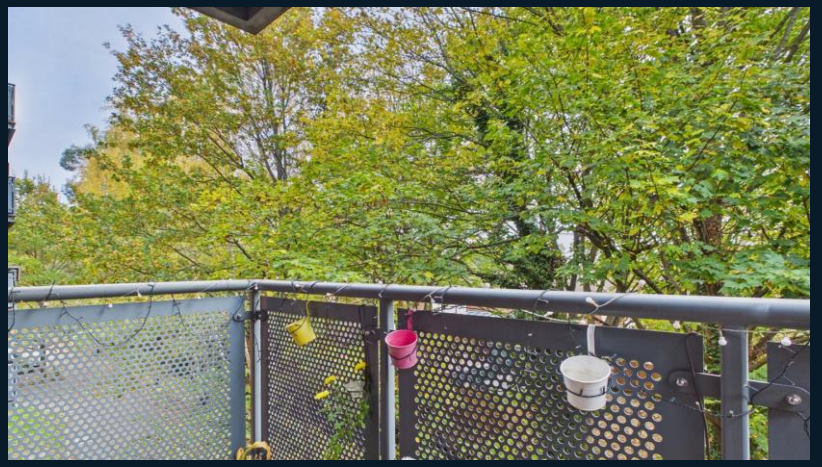
YOUR PROPERTY · OUR BUSINESS

Property Description

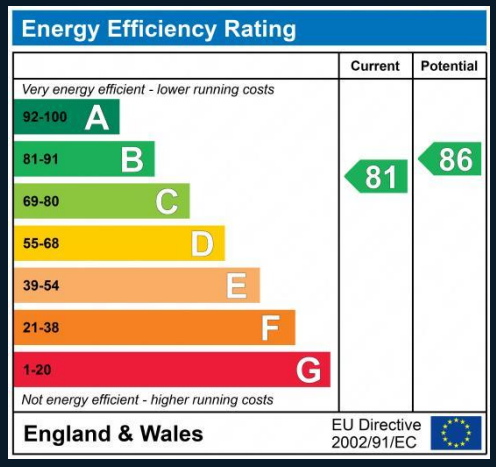
A beautifully presented two double bedroom apartment on the second floor of Independence House, in the Abbey Mills development adjacent to the River Wandle. The property consists of two double bedrooms, an en-suite, a large family bathroom, a large bright open planned reception with a fully integrated kitchen, a south facing balcony looking over the stream/woodland and two private under-croft parking spaces. The property benefits from being Chain Free!



Independence House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the David Lloyds gym coming soon, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!

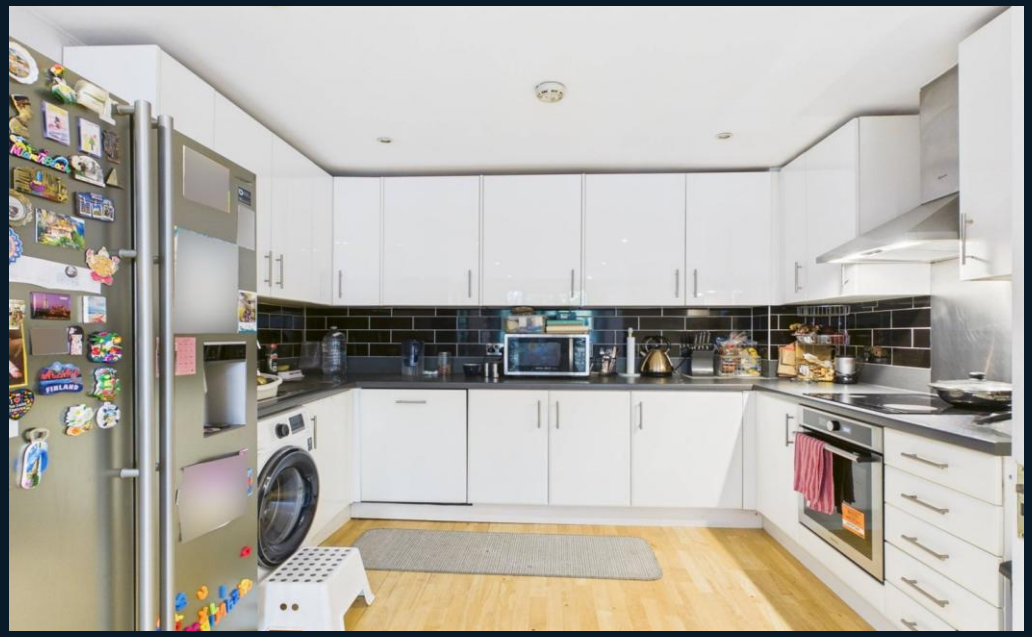


This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsbury's and a Marks & Spencer.



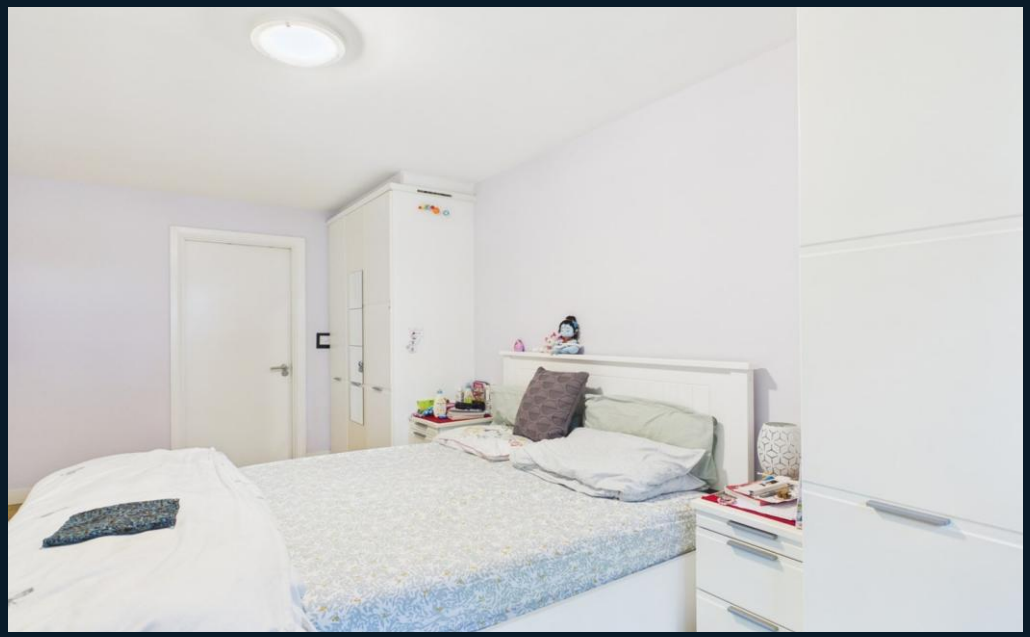
Disclaimer

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.



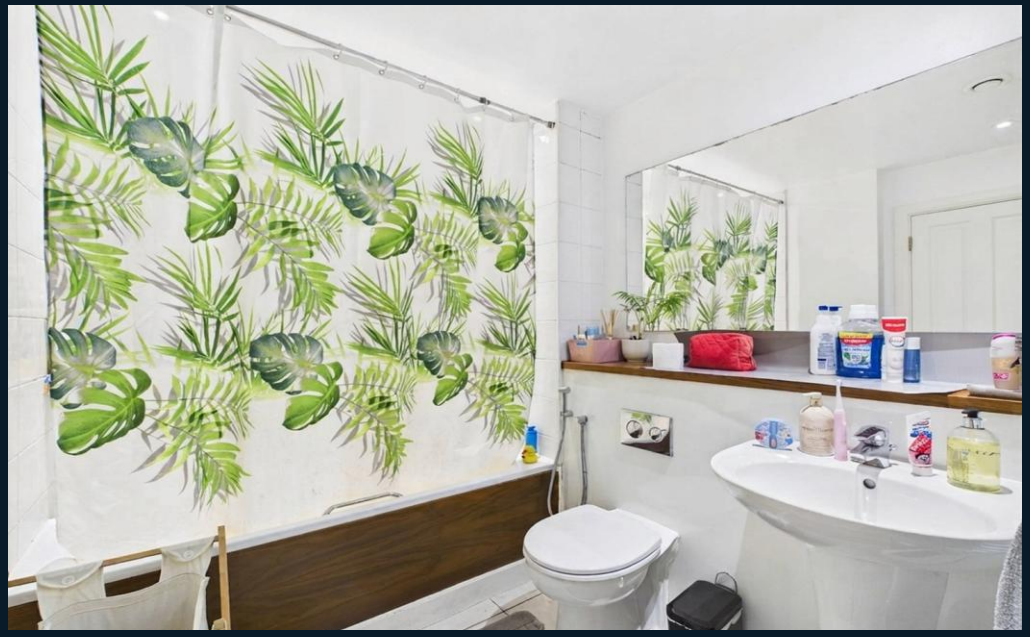




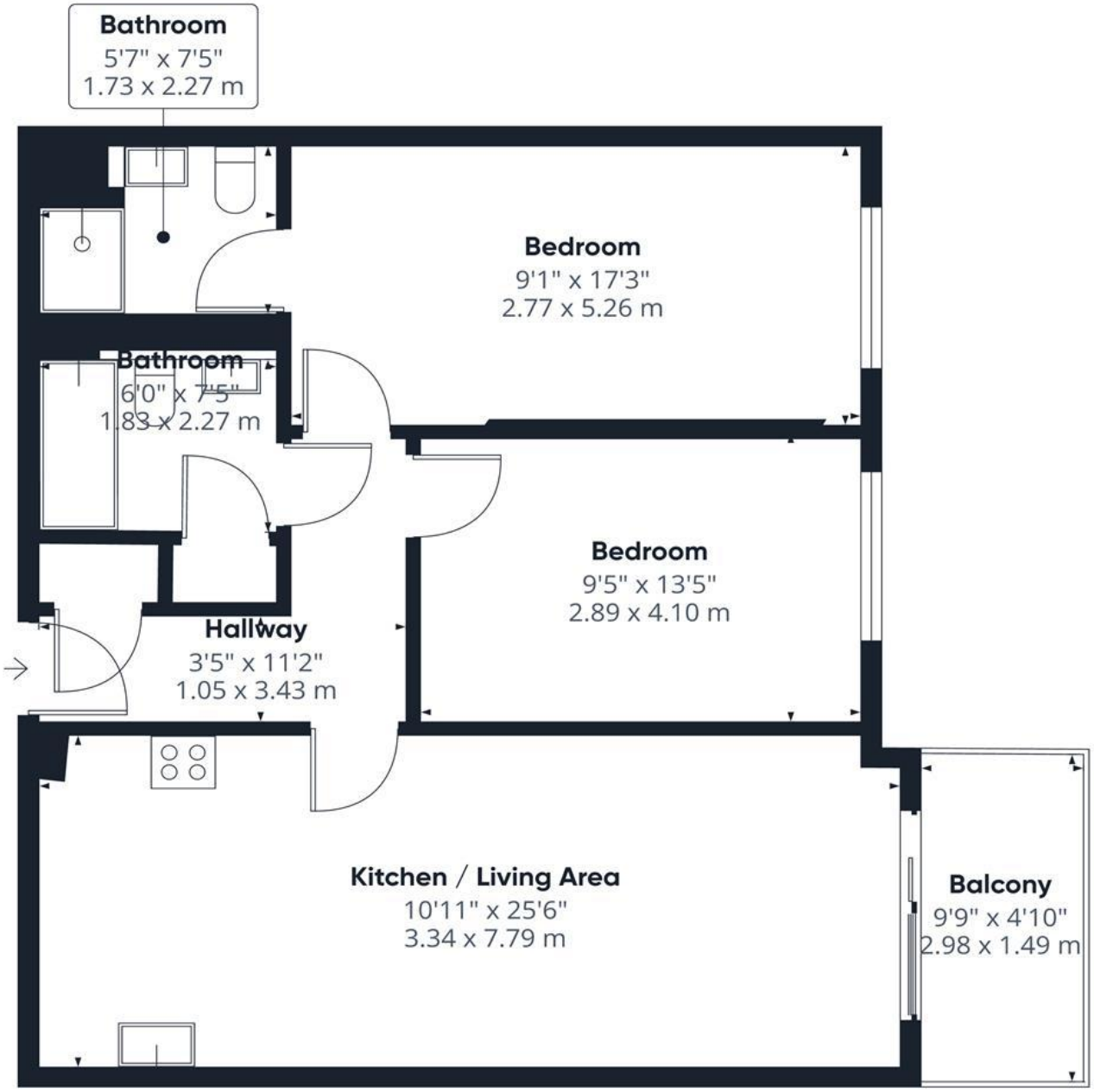












samuel estates
YOUR PROPERTY • OUR BUSINESS

Approximate total area(1)

727 ft²
67.6 m²

Balconies and terraces

47 ft²
4.4 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 – 103 years remaining

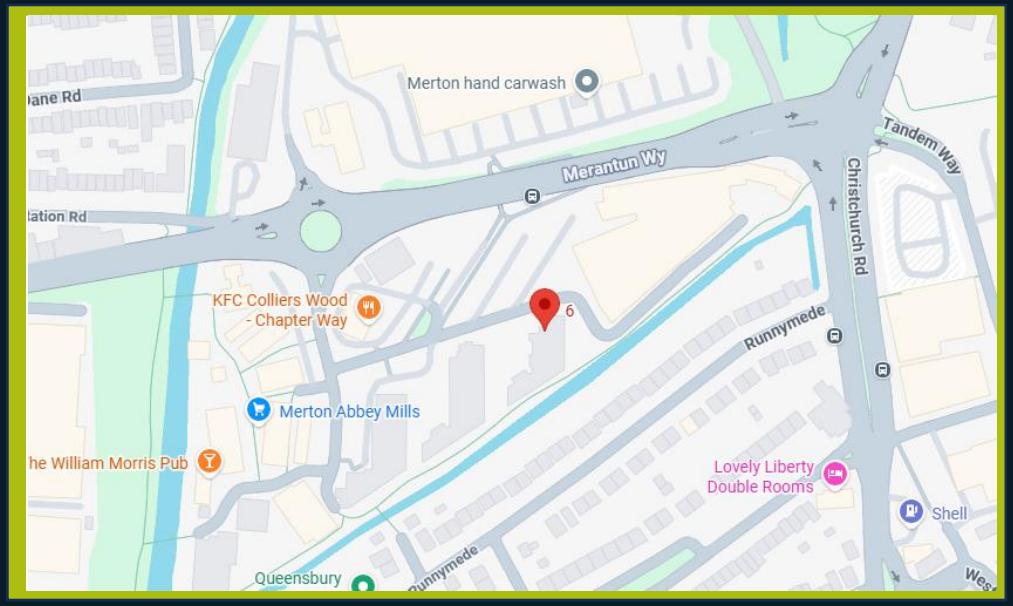
Service Charge – £3,330.61

Ground Rent – £450

Building Insurance– £1,001.84

Council Tax Band – D

Local Authority – Merton Council



Property Type
Apartment (Purpose Build)

Construction Type
Brick

Parking
x2 Undercroft Parking

External Wall Survey
YES

Water Supply
Thames Water

Electricity Supply
Mains

Heating
Electric Communal

Broadband
Standard/ 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

samuelestates.com