

FOR SALE



Goodwin Court, Devonshire Road, Merton, SW19

OFFERS IN EXCESS OF £275,000 Share of Freehold

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Property Description

Welcome to this charming first-floor apartment, ideally situated in the highly sought-after area of Colliers Wood. Offering a superb blend of comfort, style and convenience, this well-presented one-bedroom home is available with a share of the freehold, making it an excellent opportunity for first-time buyers and professionals alike.

Bright and spacious throughout, the property features a generously sized reception room, creating a welcoming space for both relaxing and entertaining. The large double bedroom provides plenty of room for comfortable living, while the modern, fully fitted kitchen is well-equipped to cater to all your culinary needs, complete with added storage in the shape of a well sized pantry.

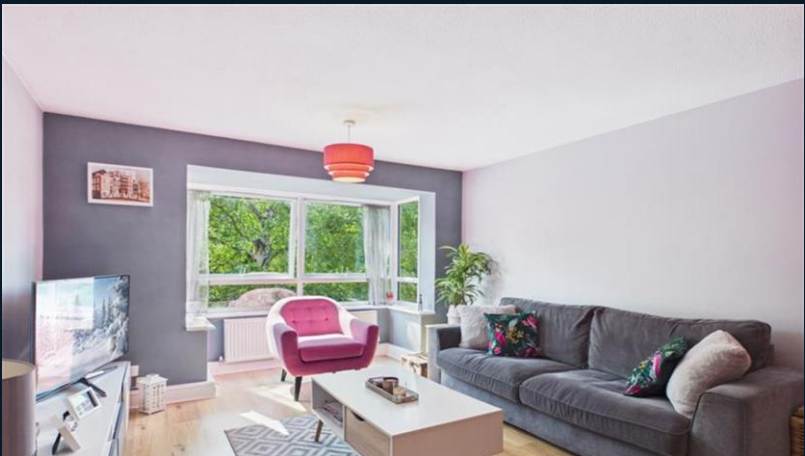
Residents also benefit from access to a well-maintained communal garden, providing a peaceful outdoor retreat to enjoy during the warmer months.

Perfectly positioned for commuters, the apartment is within easy walking distance of both Colliers Wood Underground Station and Tooting Station, providing excellent transport links into Central London and beyond.

This property offers an excellent selection of local amenities, including supermarkets, independent cafés, restaurants and leisure facilities, while nearby green spaces provide the perfect escape from city life. Combining vibrant local amenities with peaceful surroundings, this fantastic apartment enjoys the best of both worlds.

Disclaimer

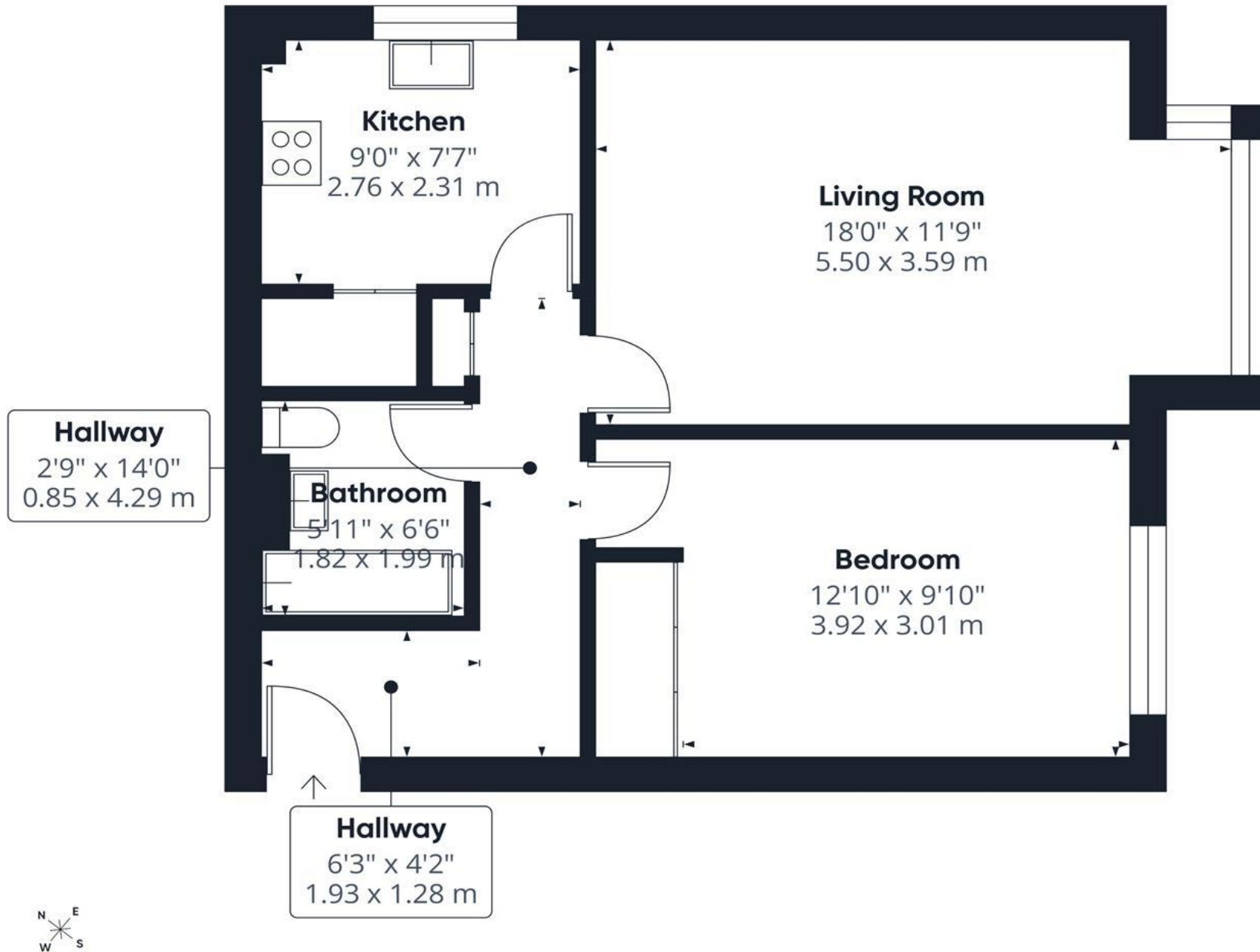
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	74	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area^m
541 ft²
50.1 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 (with Share of the Freehold)

Length Of Lease – 955 years remaining

Service Charge – £1369

Ground Rent – £0

Council Tax Band – B

Local Authority – Merton



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Permit Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas Central Heating



Broadband
Standard / Superfast /
Ultrafast



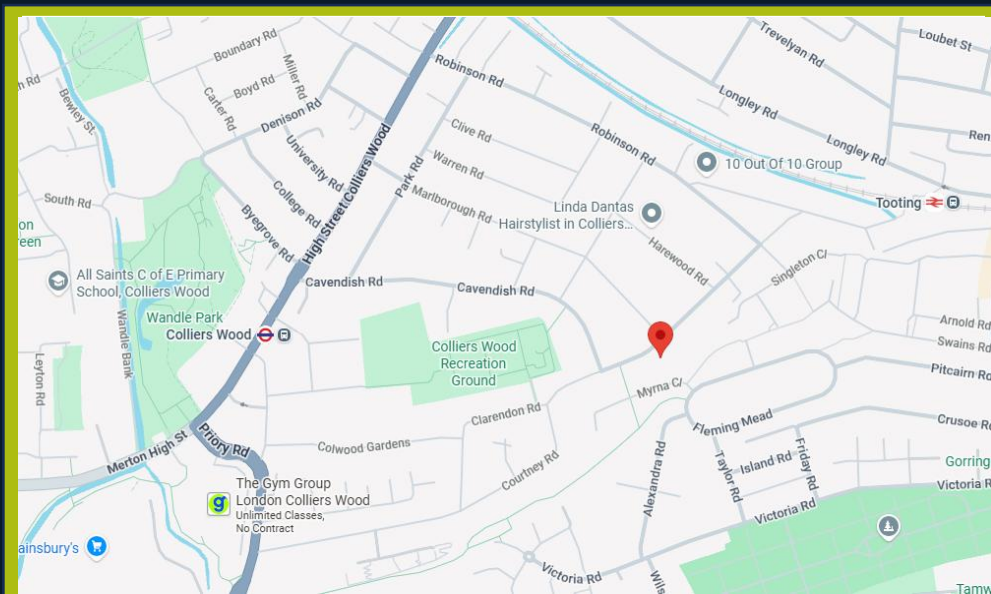
Mobile Signal
Good Coverage



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



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