

FOR SALE



Pembroke House, Colliers Wood, SW19

Offers In Excess Of £375,000 Leasehold

 **2**

 **2**

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Property Description

A fantastic modern two double bedroom apartment with two bathrooms, located within the highly desirable gated development on Chaucer Way in Colliers Wood.

The accommodation comprises a spacious living room with ample space for dining, a modern fully fitted kitchen, two generous double bedrooms, an en-suite shower room, fitted wardrobes, and a contemporary three-piece family bathroom. The property also benefits from an allocated parking space and additional loft storage space.


Ideally situated just a stone's throw from Wandle Park and Haydons Road Station, the property offers excellent transport links and easy access to local amenities.

This property would make an ideal purchase for first-time buyers or investors alike.



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 A		
81-91 B		
69-80 C	77	78
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Address: Pembroke House, SW19

Approximate net internal area: 581.54 ft² / 54.03 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Material Information

Tenure – Leasehold

Length Of Lease – 82 years

Service Charge – £2,300

Ground Rent – £150

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated 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

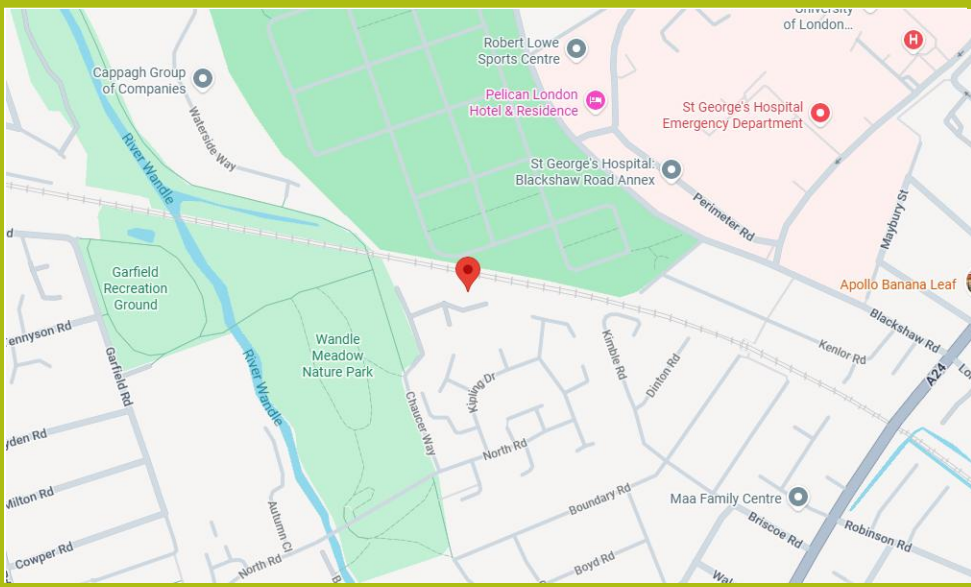


Flood Risk

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

