

**TO LET**



**Independence House, Colliers Wood, SW19**

**£2,200.00 PCM**

 **2**

 **1**

  
**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

This gorgeous two bedroom apartment in the Abbey Mills Development, Colliers Wood offers a well presented reception, modern bathroom, kitchen, private balcony and allocated under-croft parking space.

Independence House is in the Abbey Mills development. This is a stunning award winning development, David Lloyds gym, KFC and Pizza Hut is on site. The market has fantastic cafes and restaurants, so there are plenty of options when eating out or getting a take away. The area has great retail shopping with many high street names in the Tandem Centre and the Priory Centre including Next, Boots, WH Smith, PC World, and many more. The Sainsbury Hypermarket and Marks & Spencer are only a stones throw away.

The property has excellent transport links with the Northern Line at Colliers Wood and bus network is a short walk away on neighboring streets.

Viewings are strictly by appointment with Samuel Estates, contact us now to book a viewing as this property will go fast.

## 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.



## Material Information

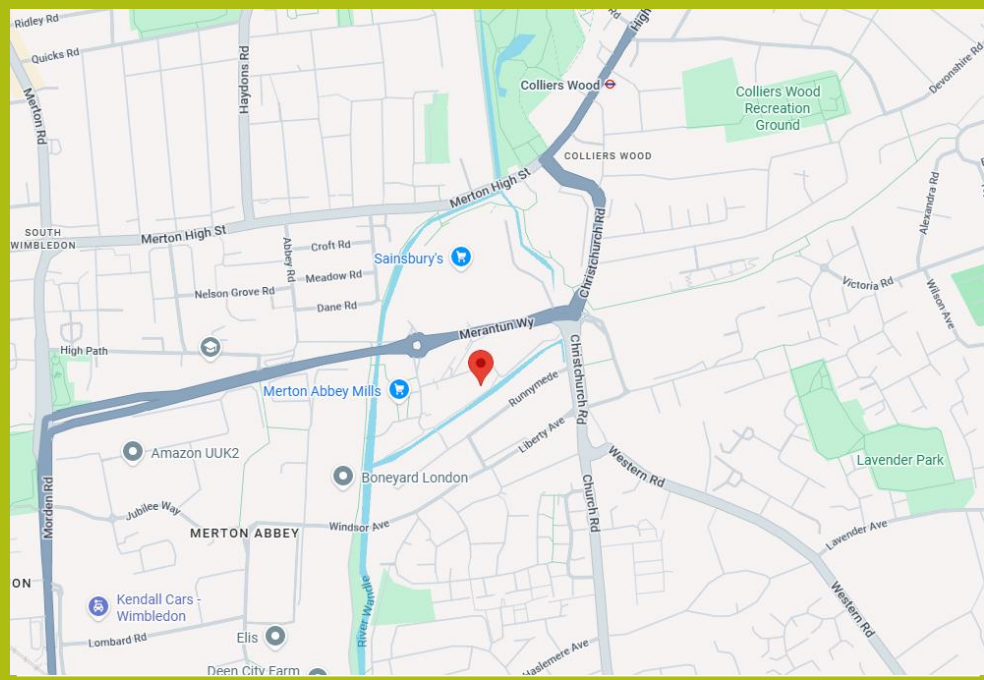
**Date Available – 30/07/2026**

**Holding deposit amount – £507**

**Security Deposit amount (Five weeks rent) – £2,538.00**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**

Flat (First Floor)



**Construction Type**

Brick



**Parking**

Allocated Parking



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric



**Broadband**

Cable



**Mobile Signal**

Good Coverage



**Flood Risk**

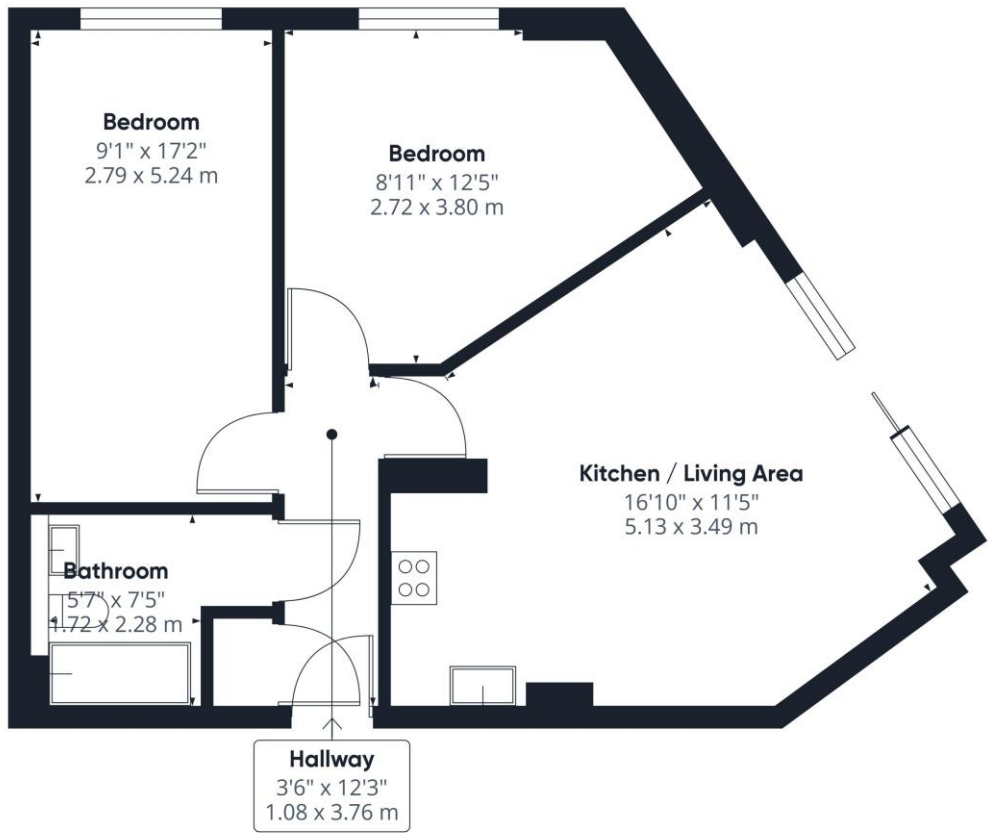
*Has the property been flooded in the past five years: NO*

**Level of Risk: None**



**Proposed Development  
in Immediate Locality?**

None



Approximate total area<sup>1)</sup>  
 686.63 ft<sup>2</sup>  
 63.79 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.  
 GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	74	81
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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  
 ☎ 020 8679 9889

