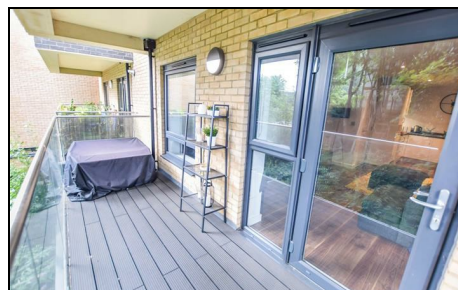


## Waterfall Cottages London, SW19 2FN

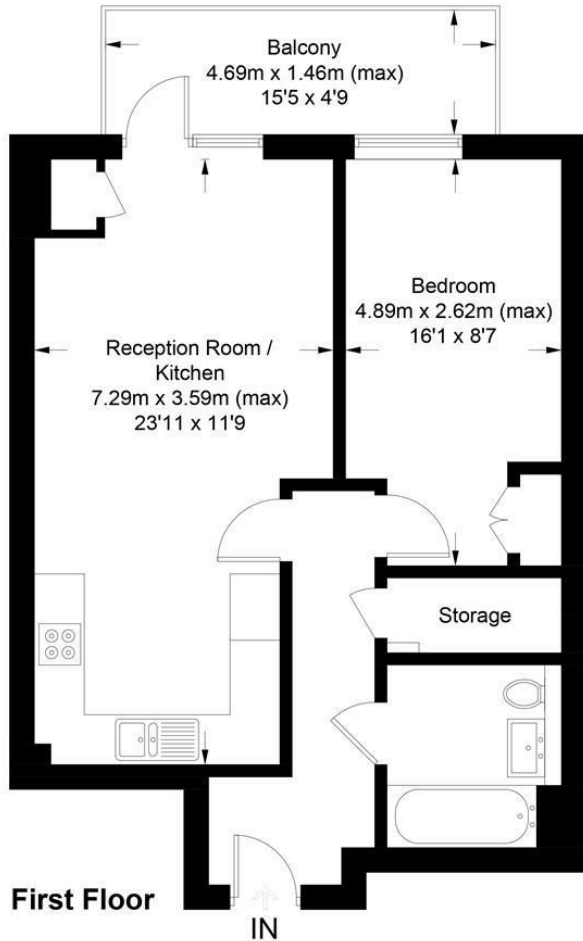
£370,000 Leasehold



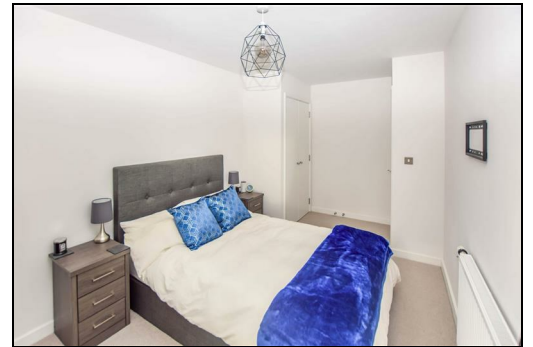
**A beautifully presented one bedroom apartment, finished to an excellent standard throughout situated on the first floor of a stunning new development close to both Tooting High Street and Colliers Wood, moments from the Tube Station. This property boasts a modern open-plan kitchen/living room with access to a great sized Private Terrace, generous sized bedroom with storage, modern fitted bathroom and no onward chain.**

## Preece Apartments, SW19

Approximate Gross Internal Area = 49.2 sq m / 529 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
**The Gross Internal Area includes outbuildings shown on the plan.**  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- No Onward Chain
- One Bedroom Apartment
- Immaculate Condition
- Balcony
- Nearby Transport Links
- High Street Nearby
- Ideal First Time Purchase
- Long Lease
- EPC Rating : B
- Merton Council Tax Band C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(82 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(38-54) <b>E</b>			(38-54) <b>E</b>
(21-37) <b>F</b>			(21-37) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

