

## Chapter Way Colliers Wood, SW19 2RX

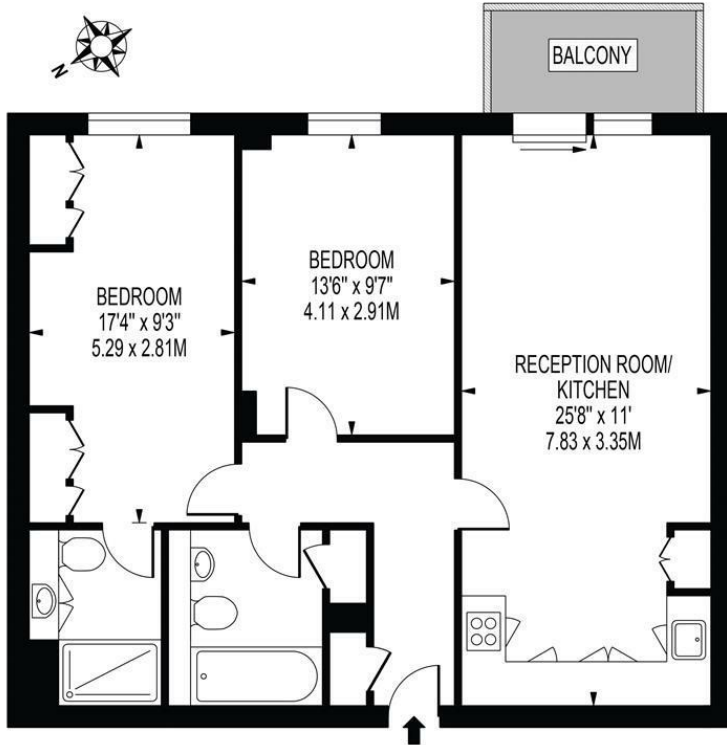
**Offers In Excess Of £450,000 Leasehold**



**A bright and spacious two double bedroom, two bathroom apartment located within a popular development close to both Colliers Wood Tube Station (Northern Line) and Wimbledon Town (District Line and National Rail). Large open plan fully fitted kitchen/reception with private south facing balcony. Two great sized bedrooms, master with en-suite shower. The property further benefits from having two allocated covered parking spaces. This is a perfect property for first time buyers looking to be close to hypermarket, gyms and great transport links in the SW19 area.**

## INDEPENDENCE HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 777 SQ FT - 72.18 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living
- Covered Secure Parking for Two Cars
- Private Balcony
- No Chain
- EPC Rating : B
- Merton Council Tax Band : D
- Lease : 125 Years From 01 January 2004



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| <b>England &amp; Wales</b>                  | 81      | 86        |
| 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.

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