



Waterfall Cottages, SW19

£425,000 *Leasehold*



A stunning two-bedroom apartment with a private balcony for sale in the sought-after Waterfall Cottages.

KEY FEATURES

- Modern Leasehold Apartment
- Two Large Double Bedrooms
- Two Stylish Bathrooms
- Stunning Private Balcony
- Excellent Location
- Great Storage
- 821 sqft.



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Arranged over 821 sqft., this dual aspect apartment features a stylish open-plan layout, with a spacious kitchen and reception area finished with sleek engineered wood flooring. The contemporary kitchen is fitted with glossy wall and base units, complemented by grey worktops, a tiled splashback, and integrated appliances. The reception space benefits from bay windows making the space bright and airy, as well as a double-glazed window and door that open onto a generously sized private balcony—ideal for relaxing or entertaining.

The bright double bedrooms both include double-glazed windows, fitted carpet, and built-in wardrobes for convenient storage. There are two modern bathrooms, both fully tiled, with the family bathroom equipped with a contemporary three-piece suite, complete with quality fixtures and fittings. Additional benefits include two large storage cupboards in the hallway.

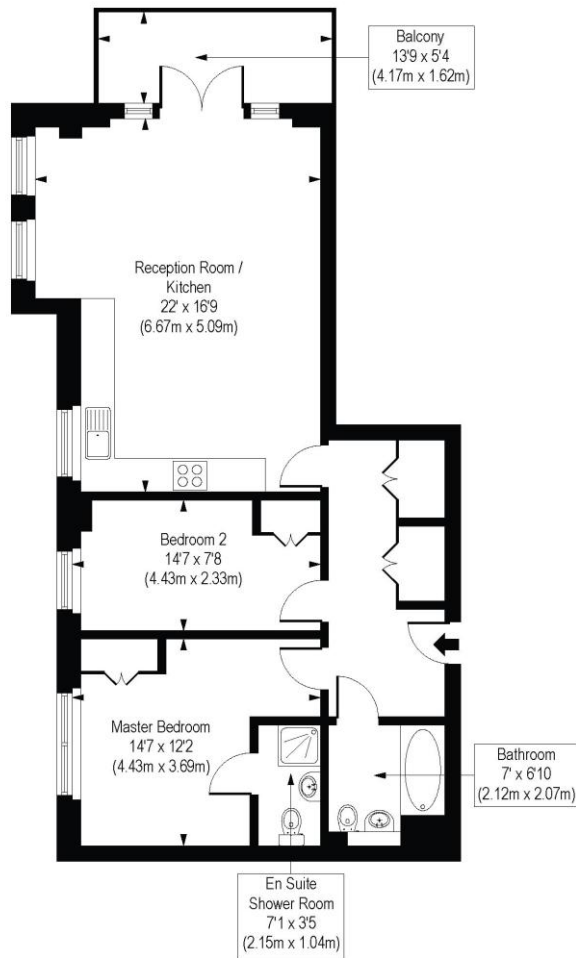




Waterfall Cottages, located in the SW19 area of Colliers Wood, offers a peaceful residential setting with modern flats and a strong sense of community. The neighbourhood benefits from excellent transport links, including nearby Colliers Wood Underground Station (0.4 miles) and Tooting Station (0.7 miles), making commuting into central London quick and convenient. The area is well-served by local amenities such as supermarkets, cafes, and restaurants, as well as green spaces like Wandle Park and Colliers Wood Recreation Ground, ideal for outdoor activities. Residents also have access to highly regarded local schools, making it a popular choice for families. Waterfall Cottages combines suburban tranquillity with urban convenience, appealing to a wide range of residents.

Preece Apartments, Waterfall Cottages SW19

Approx. Gross Internal Floor Area 821 sq. ft / 76.25 sq. m



Second Floor

COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 117 years and 11 months

Service Charge: £1,112.04 per annum

Council Tax Band: D

EPC rating: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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