



PREECE APARTMENTS, LONDON, SW19
OIEO £375,000 LEASEHOLD

**A ONE DOUBLE BEDROOM MODERN APARTMENT
WITH A BALCONY.**

Tooting | 020 8767 5221 | tooting@winkworth.co.uk

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DESCRIPTION:

This well-presented one-bedroom 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 a double-glazed window and door that open onto a generously sized private balcony—ideal for relaxing or entertaining.

The bright double bedroom includes a double-glazed window, fitted carpet, and a built-in wardrobe for convenient storage. The modern bathroom is fully tiled and equipped with a contemporary three-piece suite, complete with quality fixtures and fittings. Additional benefits include a storage cupboard in the hallway and allocated parking.

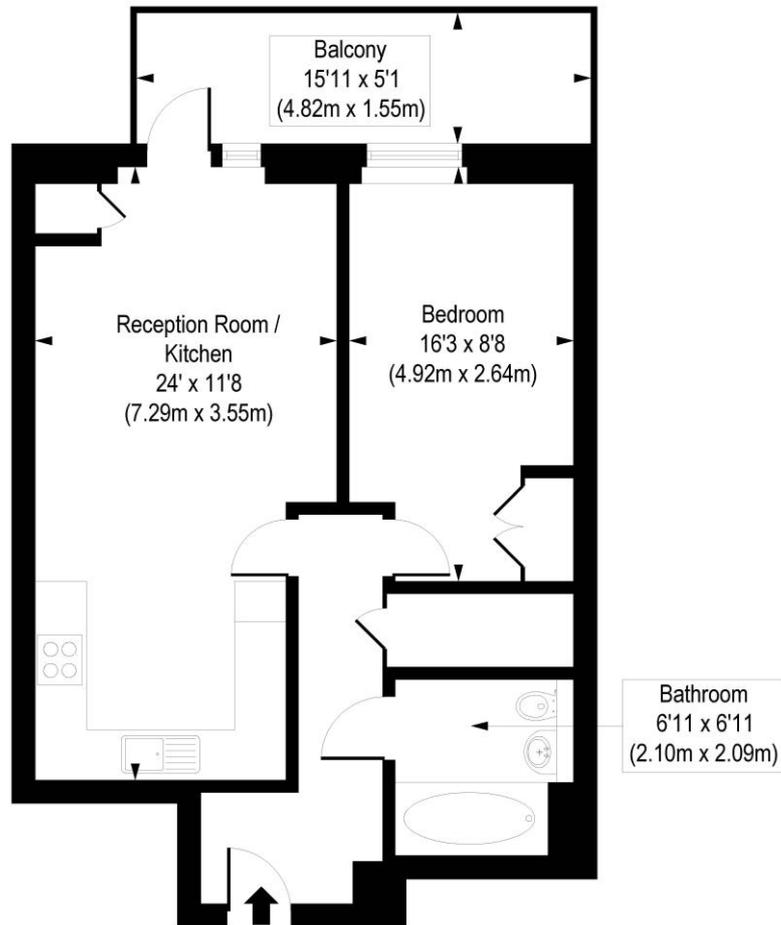
Waterfall Cottages, located in the SW19 area of Colliers Wood, offers a peaceful residential setting with modern flats and a strong sense of community. The neighbourhood benefits from excellent transport links, including nearby Colliers Wood Underground Station (0.4 miles) and Tooting Station (0.7 miles), 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.

Merton Council Tax Band: C



Preece Apartments, SW19

Approx. Gross Internal Floor Area 633 sq. ft / 58.80 sq. m (Including Balcony)
 Approx. Gross Internal Floor Area 552 sq. ft / 51.33 sq. m (Excluding Balcony)



First 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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 119 years

Service Charge: £169.21 pcm

Ground Rent: £ 225 Annually (subject to increase)

Council Tax Band: C

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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