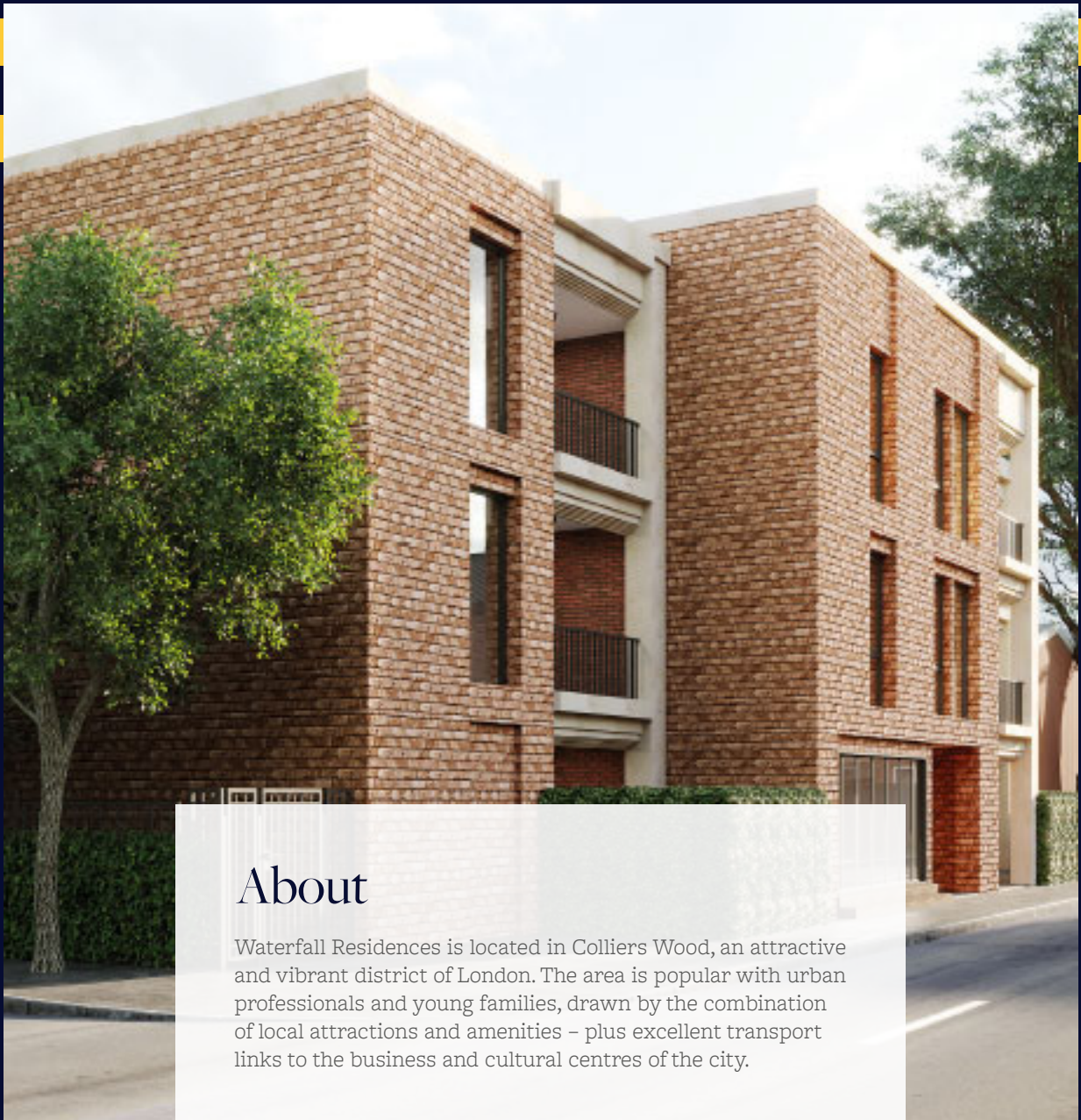


FACTSHEET

WATERFALL RESIDENCES

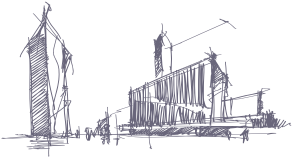
COLLIERS WOOD

WATERFALL ROAD
COLLIERS WOOD, SW19 2AG



About

Waterfall Residences is located in Colliers Wood, an attractive and vibrant district of London. The area is popular with urban professionals and young families, drawn by the combination of local attractions and amenities – plus excellent transport links to the business and cultural centres of the city.



Project Highlights

- 1, 2 and 3 bedroom apartments
- Patio to selected units
- 7 minute walk from Colliers Wood Station, with frequent trains to London Bridge and Charing Cross
- The area provides many good schools, with several rated Outstanding by Ofsted – including Singlegate Primary School (ages 5–11) and Graveney Secondary School (ages 11–18)
- Enjoy restaurants, bars, shops and gyms within walking distance
- Explore Wimbledon at the weekends – just a 7 minute drive away





Apartment Mix

- 2 x 1 bedroom apartments
- 6 x 2 bedroom apartments
- 2 x 3 bedroom apartments

Car Parking

Permits available on request from local council

Pricing Starting From

£493,000

Estimated completion

Q4 2021

Building Insurance

10 Years LABC or equivalent

Tenure

999 years + share of freehold

Estimated Service Charge

Estimated £1,200 per unit per annum

Ground rent

Peppercorn

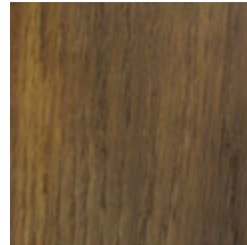
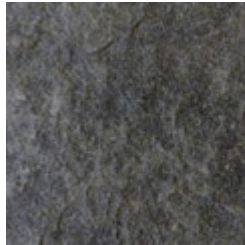
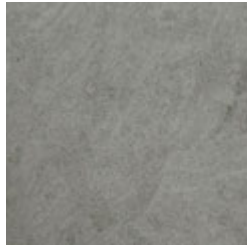
Local Authority

London Borough of Merton

Pets

Can keep domestic pets subject to not causing a nuisance. Will require management company approval

Specification List & Images



- Magnet kitchen design incorporating Luna Cashmere wall and base units
- Dark grey oak floor
- kitchen/lounge/diner/hall way/bedrooms
- Balsalt- Bathroom Floor
- Montcau Stone- Bathroom Wall
- Smoked oak entrance door
- Smooth bodes basin mixer in Chrome
- Stainless steel door handle

Disclaimer:

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Specification List & Images

- Bathtub
- Wall hung unit in gloss white
- Back to wall WC pan in white
- Top wash basin in white
- Flush plate polished Chrome
- Trim part for thermostatic shower mixer for bath set
- Toilet holder in Chrome
- Hand shower kit for bath set



Disclaimer:

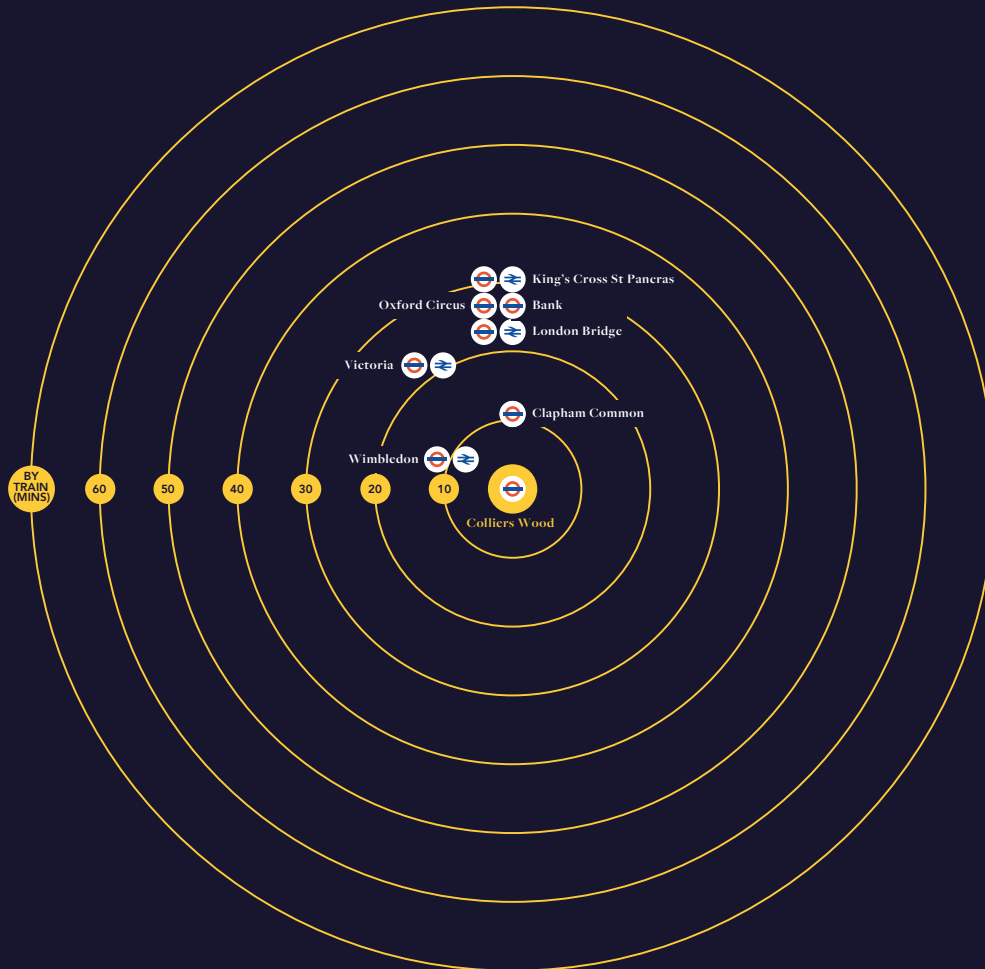
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LOCAL AREA



DESCRIPTION	ICON	DESCRIPTION	ICON
Restaurants		Supermarkets	
Pubs/Bars		Health	
Schools		London Underground Station	
Parks/Nature		Overground Train Station	
Shopping/Retail		Waterfall Road	
Coffee Shops and Cafés			

TRAVEL TIMES

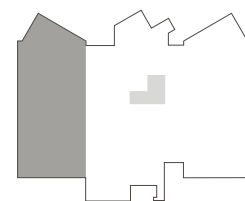


BY FOOT	MINUTES	BY TUBE/TRAIN	MINUTES
Colliers Wood Underground Station	7	Clapham Common	10
Tooting Broadway Underground Station	10	Victoria	20
Tooting Overground Station	14	London Bridge	23
BY ROAD	MINUTES	Oxford Circus	25
Wimbledon Station (Underground/Overground)	7	Bank	25
Wimbledon All England Lawn Tennis Club	7	King's Cross St Pancras	30

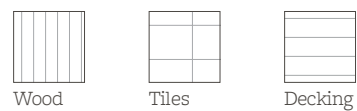


ROOM	METRES	FEET
Living area / Kitchen	5.5 x 6.5	18.0 x 21.3
Ma ster bedroom	4.5 x 3.0	14.7 x 9.8
Bedroom two	3.3 x 3.3	10.8 x 10.8
Bedroom three	2.5 x 3.0	8.2 x 9.8
Bathroom	2.4 x 2.0	7.8 x 6.5
TOTAL AREA	87 sq m	936 sq ft

GROUND FLOOR

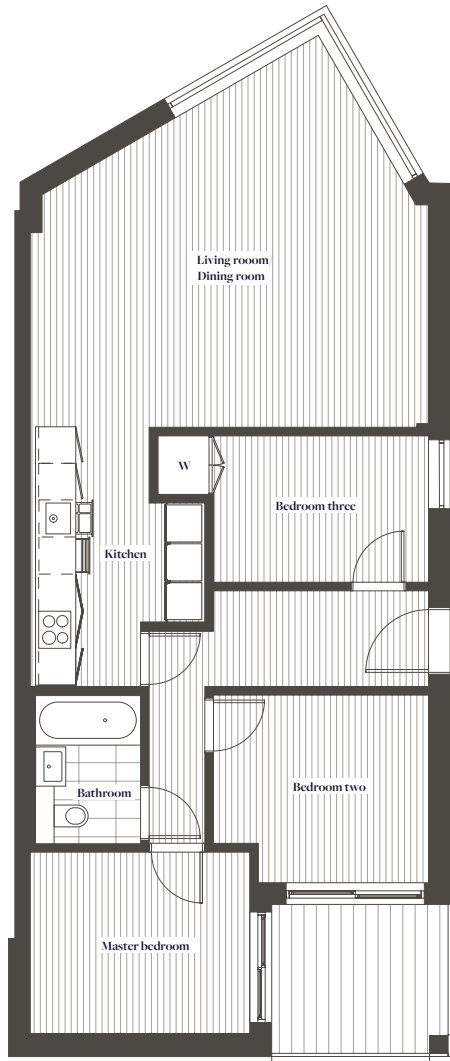


KEY



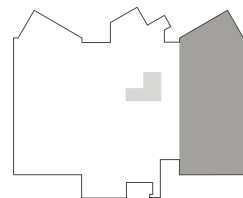
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ROOM	METRES	FEET
Living area / Kitchen	5.5 × 6.5	18.0 × 21.3
Ma ster bedroom	3.0 × 3.5	9.8 × 11.4
Bedroom two	3.0 × 3.5	9.8 × 11.4
Bedroom three	2.4 × 3.5	7.8 × 11.4
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	88 sq m	947 sq ft

GROUND FLOOR



KEY



Wood



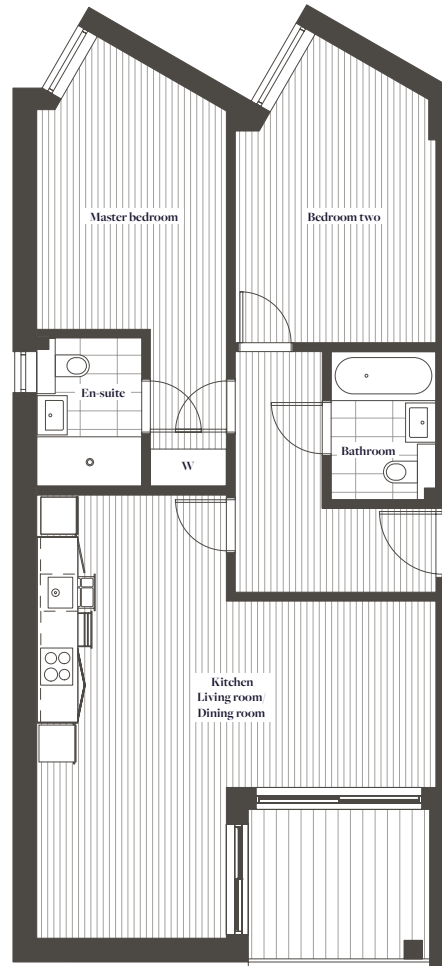
Tiles



Decking

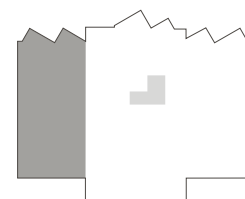
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ROOM	METRES	FEET
Living area / Kitchen	7.2 × 6.5	23.6 × 21.3
Ma ster bedroom	4.0 × 3.0	13.1 × 9.8
En suite ba throom	2.4 × 1.7	7.8 × 5.5
Bedroom two	5.5 × 3.3	18.0 × 10.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	82 sq m	882 sq ft

FIRST FLOOR



KEY



Wood



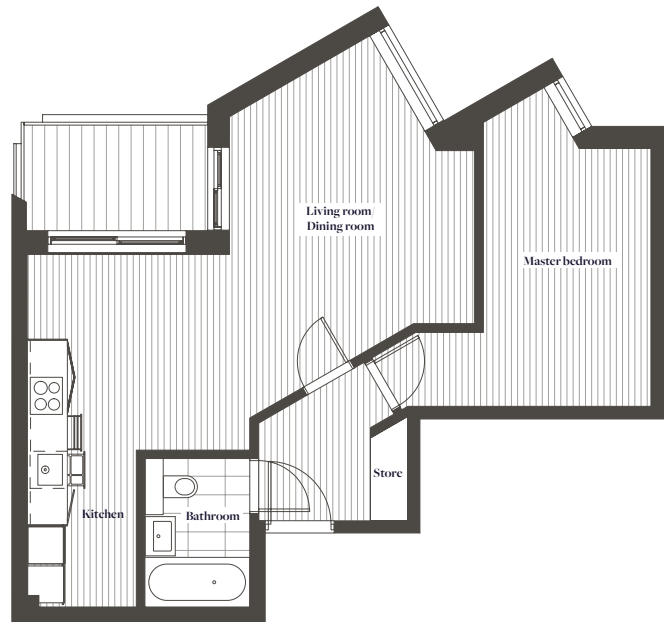
Tiles



Decking

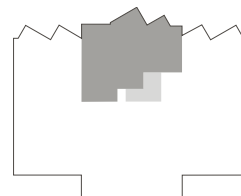
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ROOM	METRES	FEET
Living area / Kitchen	5.0 × 7.0	16.4 × 22.9
Ma ster bedroom	4.5 × 2.7	14.7 × 8.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	58 sq m	624 sq ft

FIRST FLOOR



KEY



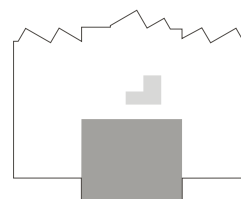
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ROOM	METRES	FEET
Living area / Kitchen	7.8 × 4.4	25.5 × 14.4
Ma ster bedroom	5.3 × 2.7	17.3 × 8.8
En suite ba throom	2.4 × 1.7	7.8 × 5.5
Bedroom two	4.3 × 2.8	14.1 × 9.1
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	74 sq m	796 sq ft

FIRST FLOOR



KEY



Wood



Tiles



Decking

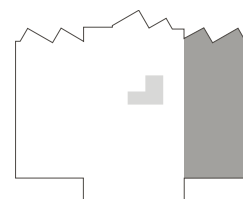
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ROOM	METRES	FEET
Living area / Kitchen	5.5 × 6.3	18.0 × 20.6
Ma ster bedroom	4.5 × 3.0	14.7 × 9.8
En suite ba throom	2.4 × 1.7	7.8 × 5.5
Bedroom two	4.5 × 3.0	14.7 × 9.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	81 sq m	871 sq ft

FIRST FLOOR



KEY



Wood



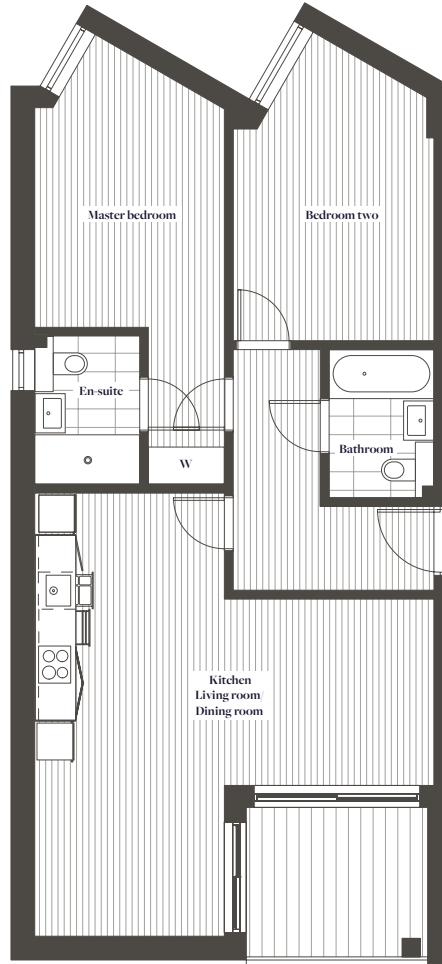
Tiles



Decking

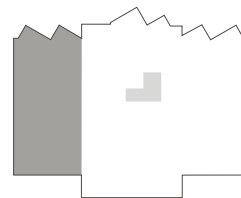
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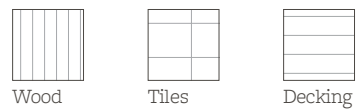


ROOM	METRES	FEET
Living area / Kitchen	7.2 × 6.5	23.6 × 21.3
Ma ster bedroom	4.0 × 3.0	13.1 × 9.8
En suite ba throom	2.4 × 1.7	7.8 × 5.5
Bedroom two	5.5 × 3.3	18.0 × 10.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	82 sq m	882 sq ft

SECOND FLOOR

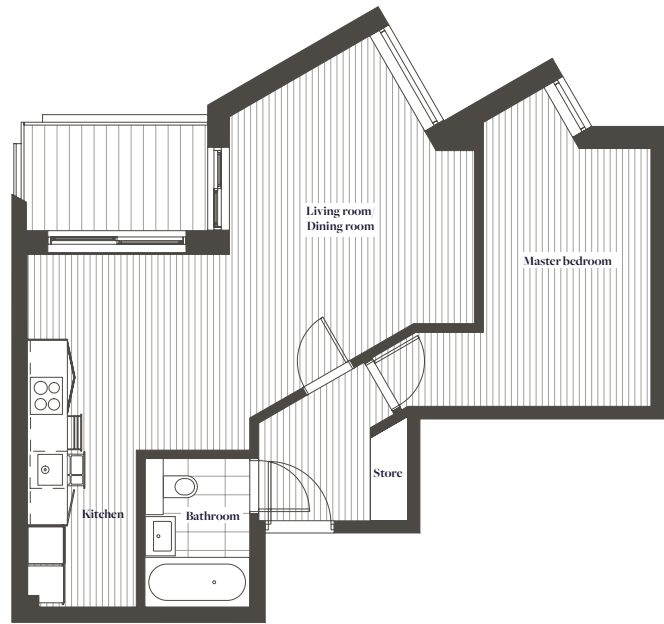


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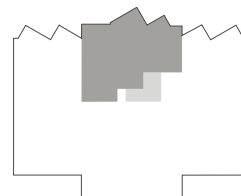
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ROOM	METRES	FEET
Living area / Kitchen	5.0 × 7.0	16.4 × 22.9
Ma ster bedroom	4.5 × 2.7	14.7 × 8.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	58 sq m	624 sq ft

SECOND FLOOR



KEY



Wood



Tiles



Decking

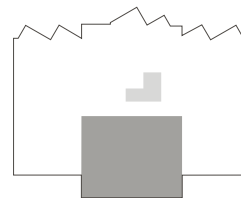
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ROOM	METRES	FEET
Living area / Kitchen	7.8 × 4.4	25.5 × 14.4
Master bedroom	5.3 × 2.7	17.3 × 8.8
En suite bathroom	2.4 × 1.7	7.8 × 5.5
Bedroom two	4.3 × 2.8	14.1 × 9.1
Bathroom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	74 sq m	796 sq ft

SECOND FLOOR



KEY



Wood



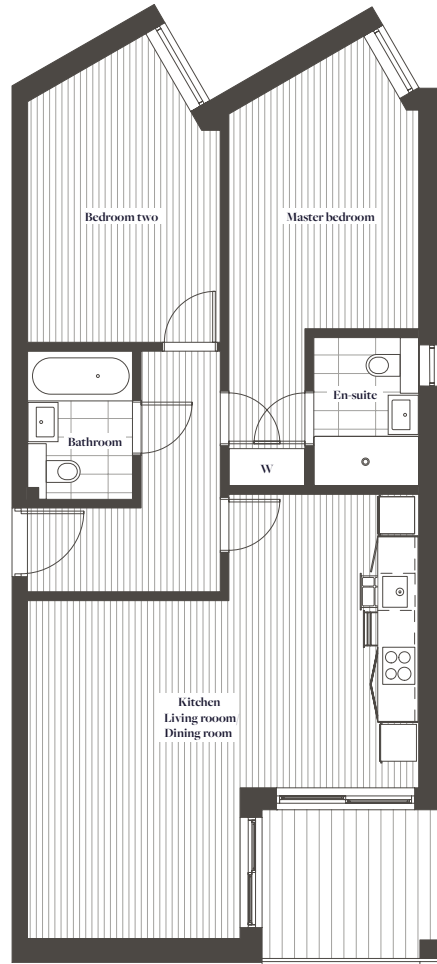
Tiles



Decking

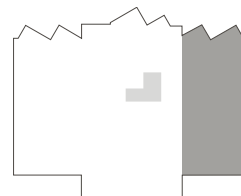
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ROOM	METRES	FEET
Living area / Kitchen	5.5 × 6.3	18.0 × 20.6
Ma ster bedroom	4.5 × 3.0	14.7 × 9.8
En suite ba throom	2.4 × 1.7	7.8 × 5.5
Bedroom two	4.5 × 3.0	14.7 × 9.8
Ba throom	2.4 × 1.7	7.8 × 5.5
TOTAL AREA	81 sq m	871 sq ft

SECOND FLOOR



KEY



Wood



Tiles



Decking

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FACTSHEET

WATERFALL
RESIDENCES

COLLIERS WOOD

Dubai Office: +971 55 223 3184
Hong Kong Office: +852 2889 1122
London Office: +44 20 3861 1388
Email: offplan@chestertons.com

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