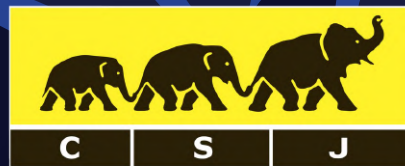


Christopher St James introduce
WATERFALL ROAD COLLIERS WOOD
LONDON, SW19

A collection of ten new build apartments









London living with local style

Waterfall Road 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.

Ideally situated and well connected

Colliers Wood is 7 miles south-west of central London, in the Borough of Merton. Neighbouring areas include Wimbledon and Tooting. Colliers Wood High Street connects directly to the main A24 road north into the city – or south to the Surrey countryside.

Modern living with cultural heritage

The village of Colliers Wood was first recorded in 1623 as a minor settlement along the old Roman road to London. It is named after woodlands once harvested by local charcoal-makers.

The area has historic roots as the former site of Merton Priory, where King Henry VI was crowned in 1437. The River Wandle, flowing past on its way to the Thames, powered the growth of local crafts and industry – inspiring William Morris, pioneer of the Victorian Arts and Crafts Movement, to site his textile works at nearby Merton Abbey Mills in 1881.

The extension of the London Underground railway here in 1926 made this a popular residential area for city workers. While today it has merged into the wider city, Colliers Wood retains the best of local life – with its traditional High Street, modern shops, lively restaurants, excellent schools, amenities and green spaces.

“The area has lots of great outdoor spaces and parks. Whenever I walk alongside the River Wandle, I feel like I’m in the countryside – providing a little bit of peace in the bustling life of London. Colliers Wood is also very close to Wimbledon, with lots of amazing bars, restaurants and shops.”

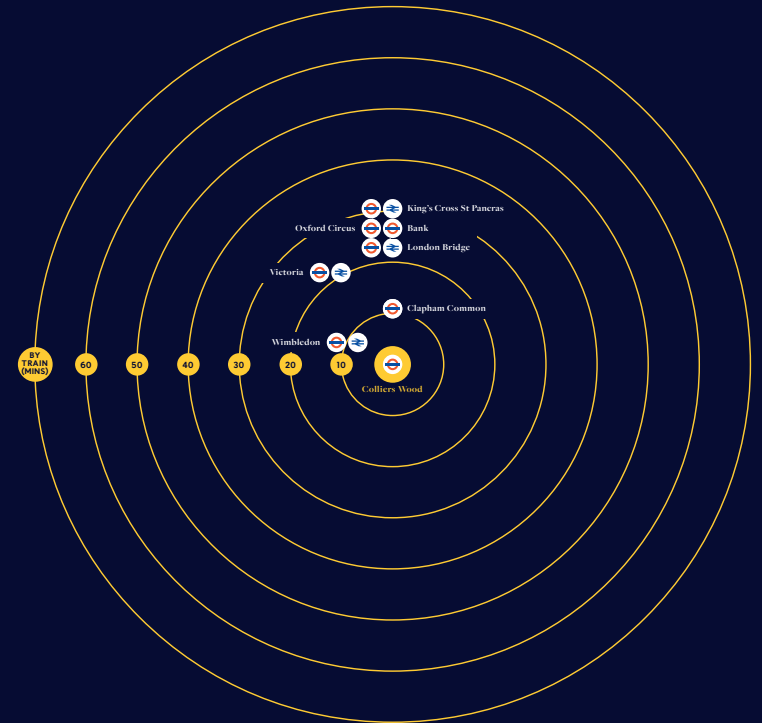
LOCAL RESIDENT

A 5-minute walk from Waterfall Road is Colliers Wood Underground Station, with frequent Northern line trains to central London – just 23 minutes to London Bridge or Charing Cross. The area is also well connected for bus, rail and cycle transport, and for London’s international airports.

LOCAL AREA



TRAVEL TIMES



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			

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
		Oxford Circus	25
Wimbledon Station (Underground/Overground)	7	Bank	25
Wimbledon All England Lawn Tennis Club	7	King's Cross St Pancras	30

Schools & Education

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). For younger children, Colliers Wood Village Day Nursery and Nursery on the Green are just a 5-minute walk from Waterfall Road.

Primary Schools (up to age 11)	Ofsted Rating
Gatton Primary School	Outstanding
Holy Trinity Primary School	Outstanding
Hillbrook Primary School	Outstanding
Tooting Primary School	Outstanding
Singlegate Primary School	Outstanding

Secondary Schools (11+)	Ofsted Rating
Graveney School	Outstanding
Rutlish School	Outstanding
Ernest Bevin College	Outstanding
Garratt Park School	Outstanding
Ricards Lodge High School	Outstanding



SCHOOLS & EDUCATION

Graveney School

Graveney School is a mixed 11–18 secondary school. It is one of the largest secondary schools in the country, with 1,970 students in total.



SCHOOLS & EDUCATION

Rutlish School

A state comprehensive school for boys, formerly a grammar school with the same name originally located on Rutlish Road, Merton Park.



SCHOOLS & EDUCATION

Singlegate Primary School

Many speak English as an additional language and, in total, 19 different languages are spoken by pupils.



SCHOOLS & EDUCATION

Ernest Bevin College

A community school in South West London for boys aged 11–19 and girls from 16–19



SCHOOLS & EDUCATION

Hillbrook Primary School

Ex-England footballer Jermaine Jenas trains with the students at Hillbrook.



SCHOOLS & EDUCATION

Colliers Wood Village Day Nursery

A vibrant nursery that puts each individual child at the centre of everything.

Food & Drink

Local independent cafés like Coffee in the Wood and Café Canedo are great for a morning espresso or leisurely weekend brunch. A wide range of cuisines are served in the High Street's lively restaurants, including Thai, Indian, Portuguese and Italian. The local retail park hosts familiar names such as Starbucks, Costa, Caffè Nero, Nando's, Frankie & Benny's and Burger King. Local traditional pubs and stylish bars include The William Morris, with its terrace beside the River Wandle - perfect for a drink on a summer's afternoon.



FOOD & DRINK

Costa Coffee

The nation's favorite coffee shop brand.



FOOD & DRINK

Coffee in the Wood

Local, family run coffee shop in Colliers Wood. Pop in for a cup of coffee and a friendly chat.



FOOD & DRINK

Belgian Brasserie

Belgian Brasserie specialises in crepes, waffle and seasonal dishes with homemade Belgian family recipes, gourmet hot chocolate you crave for, quality Belgian beers and wine.



FOOD & DRINK

Tota

Tota is a family-friendly, all-day eatery on the neighbourhood's main drag.



FOOD & DRINK

The Charles Holden

The Charles Holden is a traditional English pub in Colliers Wood, offering the best of British food, ales, & wines, in a relaxed environment for all.



FOOD & DRINK

The Little Taperia

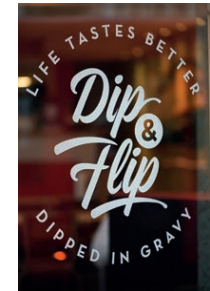
The Little Taperia is an award-winning, friendly, neighbourhood Spanish tapas bar and restaurant



FOOD & DRINK

Trafalgar Arms

The Trafalgar Arms is a gastronomic wonderland of a pub just 5 minutes from St George's Hospital.



FOOD & DRINK

Dip & Flip

Dip & Flip specialises in roast meat sandwiches dipped in gravy (Dip) and flat griddle smashed burgers (Flip).

Shopping & retail

Colliers Wood High Street retains a traditional mix of small local retailers and services, centred around the Underground station. By contrast, some of the UK's biggest and best-known stores are found just along the street in the modern Priory Retail Park and Tandem Centre - including Sainsbury's, M&S, Currys PC World, Next, Clarks, TK Maxx, Argos, Sports Direct and Boots. Neighbouring Wimbledon has a smart shopping district, including two department stores and the Centre Court mall. Also nearby is Merton Abbey Mills, a unique collection of independent artisans and boutiques, housed in the charming Victorian mill buildings of the William Morris works.



SHOPPING & RETAIL

Primark

Fashion chain offering clothes and accessories for all ages, plus homewares at an affordable price.



SHOPPING & RETAIL

Colliers Wood High Street



SHOPPING & RETAIL

M&S Store

This M&S store offers a wide range of women's, men's, and children's clothing, shoes, beauty products, home essentials, own-brand food & wine.



SHOPPING & RETAIL

Centre Court Shopping

A large shopping centre with a range of high street and luxury shops and parking for 760 cars.



SHOPPING & RETAIL

Merton Abbey Mills

A village that is home to a variety of handmade arts and craft shops.



SHOPPING & RETAIL

The Tandem Centre

The Tandem Centre is a popular retail park located in Merton, south-west London.

Leisure & Services

Enjoy a workout at a local gym such as Nuffield Health - or a swim and sauna at Wimbledon Leisure Centre and Spa. Take a riverside run or cycle ride along the Wandle Trail. Live music and comedy is performed regularly in local bars and venues, while nearby Wimbledon offers several theatres and two multi-screen cinemas. Green spaces in the neighbourhood include Colliers Wood Recreation Ground, Wandle Meadow Nature Park and the 11-acre National Trust-owned Wandle Park - a great place for taking a picnic or a riverside stroll.



LEISURE & SERVICES

The Wandle Trail

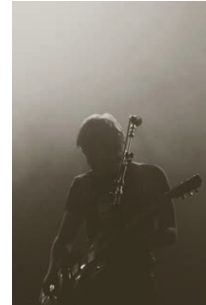
The 20km Wandle Trail follows the route of the River Wandle from Croydon to the Thames at Wandsworth. It allows you to enjoy the heritage, flora and fauna of this typical chalk stream in the heart of some of south London's most industrialised landscape.



LEISURE & SERVICES

Colliers Wood Tube

Colliers Wood is a London Underground station in South London. The station is on the Northern line, between Tooting Broadway and South Wimbledon stations.



LEISURE & SERVICES

Live Music

There's live music from 8pm every Saturday and Sunday at The Garden Shed.



LEISURE & SERVICES

Nuffield Health

Nuffield Health Merton Abbey Fitness & Wellbeing Gym provides a host of first class health services as well as state-of-the-art fitness facilities.



LEISURE & SERVICES

Wimbledon Leisure Centre

Located just off the Broadway, Wimbledon Leisure Centre and Spa is a modern and impressive health and fitness facility.

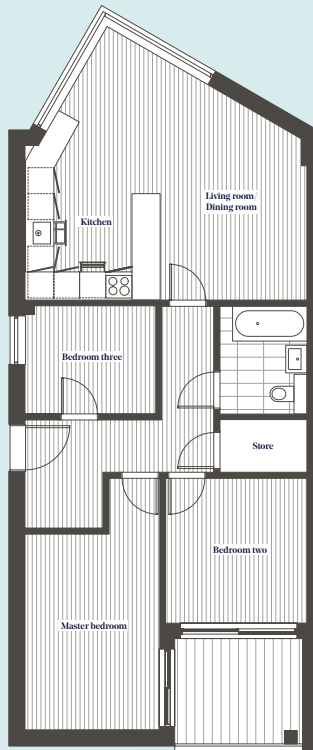


LEISURE & SERVICES

Odeon Cinema

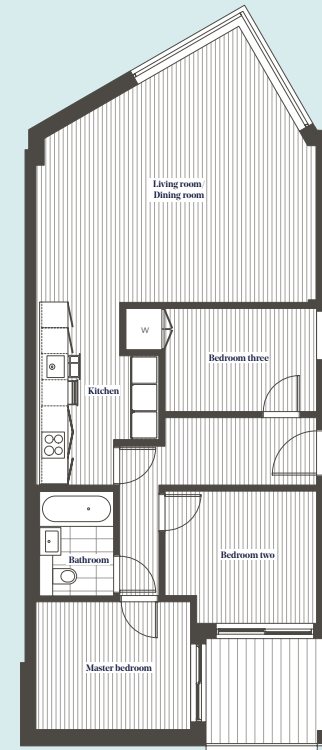
Lose yourself in film in their 12 screen ODEON Wimbledon with mind-blowing IMAX and stunning RealD 3D, in the buzzing hub of The Piazza.

APARTMENT 1



NORTH

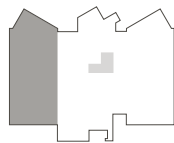
APARTMENT 2



NORTH

ROOM	METRES	FEET
Living area / Kitchen	5.5 x 6.5	18.0 x 21.3
Master 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

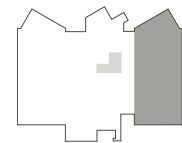


KEY



ROOM	METRES	FEET
Living area / Kitchen	5.5 x 6.5	18.0 x 21.3
Master bedroom	3.0 x 3.5	9.8 x 11.4
Bedroom two	3.0 x 3.5	9.8 x 11.4
Bedroom three	2.4 x 3.5	7.8 x 11.4
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	88 sq m	947 sq ft

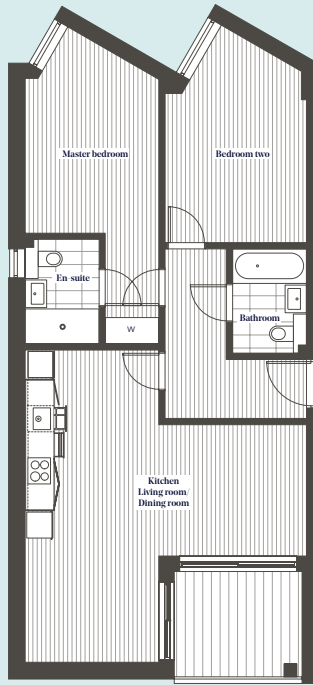
GROUND FLOOR



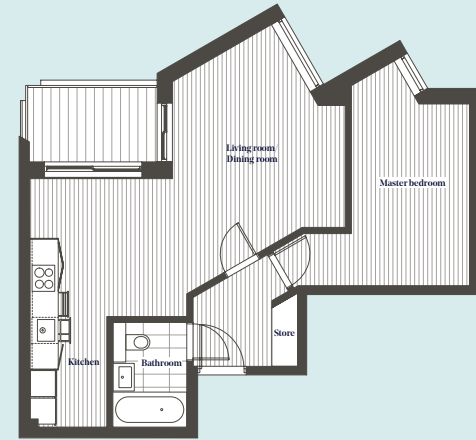
KEY



APARTMENT 3

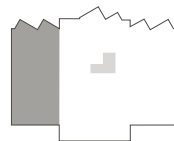


APARTMENT 6



ROOM	METRES	FEET
Living area / Kitchen	7.2 x 6.5	23.6 x 21.3
Master bedroom	4.0 x 3.0	13.1 x 9.8
En suite bathroom	2.4 x 1.7	7.8 x 5.5
Bedroom two	5.5 x 3.3	18.0 x 10.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	82 sq m	882 sq ft

FIRST FLOOR

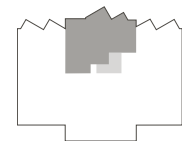


KEY



ROOM	METRES	FEET
Living area / Kitchen	5.0 x 7.0	16.4 x 22.9
Master bedroom	4.5 x 2.7	14.7 x 8.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	58 sq m	624 sq ft

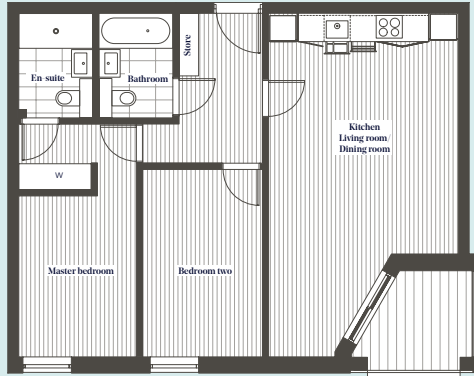
FIRST FLOOR



KEY



APARTMENT 4

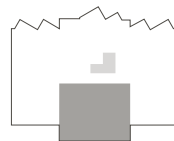


APARTMENT 5



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

FIRST FLOOR

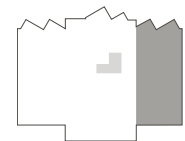


KEY



ROOM	METRES	FEET
Living area / Kitchen	5.5 x 6.3	18.0 x 20.6
Master bedroom	4.5 x 3.0	14.7 x 9.8
En suite bathroom	2.4 x 1.7	7.8 x 5.5
Bedroom two	4.5 x 3.0	14.7 x 9.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	81 sq m	871 sq ft

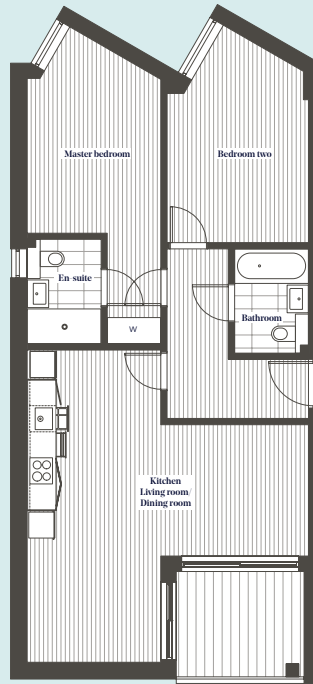
FIRST FLOOR



KEY



APARTMENT 7

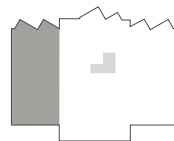


APARTMENT 10



ROOM	METRES	FEET
Living area / Kitchen	7.2 x 6.5	23.6 x 21.3
Master bedroom	4.0 x 3.0	13.1 x 9.8
En suite bathroom	2.4 x 1.7	7.8 x 5.5
Bedroom two	5.5 x 3.3	18.0 x 10.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	82 sq m	882 sq ft

SECOND FLOOR

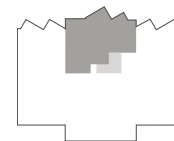


KEY



ROOM	METRES	FEET
Living area / Kitchen	5.0 x 7.0	16.4 x 22.9
Master bedroom	4.5 x 2.7	14.7 x 8.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	58 sq m	624 sq ft

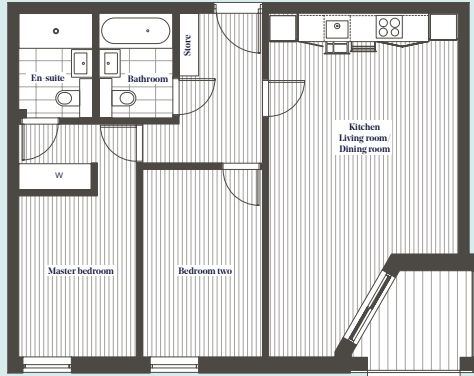
SECOND FLOOR



KEY



APARTMENT 8

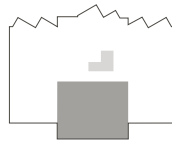


APARTMENT 9

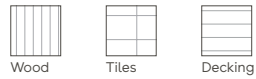


ROOM	METRES	FEET
Living area / Kitchen	7.8 x 4.4	25.5 x 14.4
Master bedroom	5.3 x 2.7	17.3 x 8.8
En suite bathroom	2.4 x 1.7	7.8 x 5.5
Bedroom two	4.3 x 2.8	14.1 x 9.1
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	74 sq m	796 sq ft

SECOND FLOOR

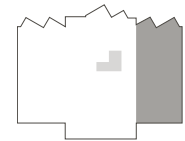


KEY



ROOM	METRES	FEET
Living area / Kitchen	5.5 x 6.3	18.0 x 20.6
Master bedroom	4.5 x 3.0	14.7 x 9.8
En suite bathroom	2.4 x 1.7	7.8 x 5.5
Bedroom two	4.5 x 3.0	14.7 x 9.8
Bathroom	2.4 x 1.7	7.8 x 5.5
TOTAL AREA	81 sq m	871 sq ft

SECOND FLOOR



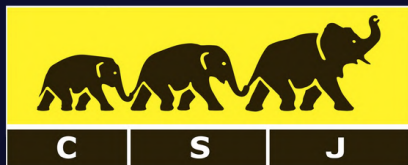
KEY



- Tenancies: 12 months minimum
- Council: Merton
- Council Tax Band: TBC
- EPC Rating: TBC
- THIS IS A CAR FREE DEVELOPMENT - OCCUPANTS CANNOT APPLY FOR PERMITS

Contact
Christopher St James

020 8296 1270
newhomes@csj.eu.com



Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.