

FOR SALE



Prospect House, Colliers Wood SW19

GUIDE £450,000.00 Leasehold

 **2**

 **2**


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Property Description

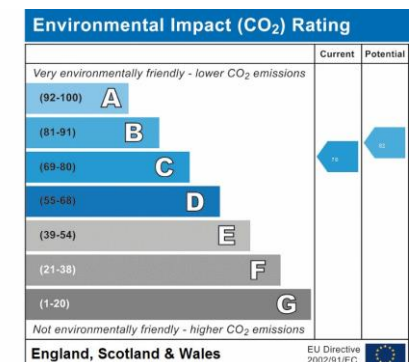
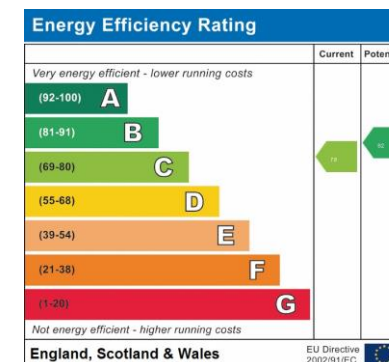
A magnificent two-bedroom apartment located on the 2nd floor of Prospect House, within the acclaimed Abbey Mills development. Situated just a brief stroll away from Colliers Wood Tube Station, this stunning property features two spacious double bedrooms, a modern bathroom, a generously sized reception area with an integrated kitchen, a balcony. Offered chain free.

Prospect House forms part of the vibrant Abbey Mills development, a community nestled next to the historic Merton Abbey Mills Market and River Wandle. Residents can enjoy an enviable lifestyle with the nearby Nuffield Health Club and a weekly Farmers & Craft market. Transport links are superb, with the Northern Line, Tram link, and major bus routes all in close proximity.

Retail therapy is within easy reach at the nearby Tandem Centre, which boasts a wide range of high street brands such as TK Max, Next, Boots, and Starbucks. Across the street, there is a Sainsbury's Hypermarket and flagship Marks & Spencer store. Wimbledon centre is just a short bus ride away and provides access to National Rail and District Line underground services.

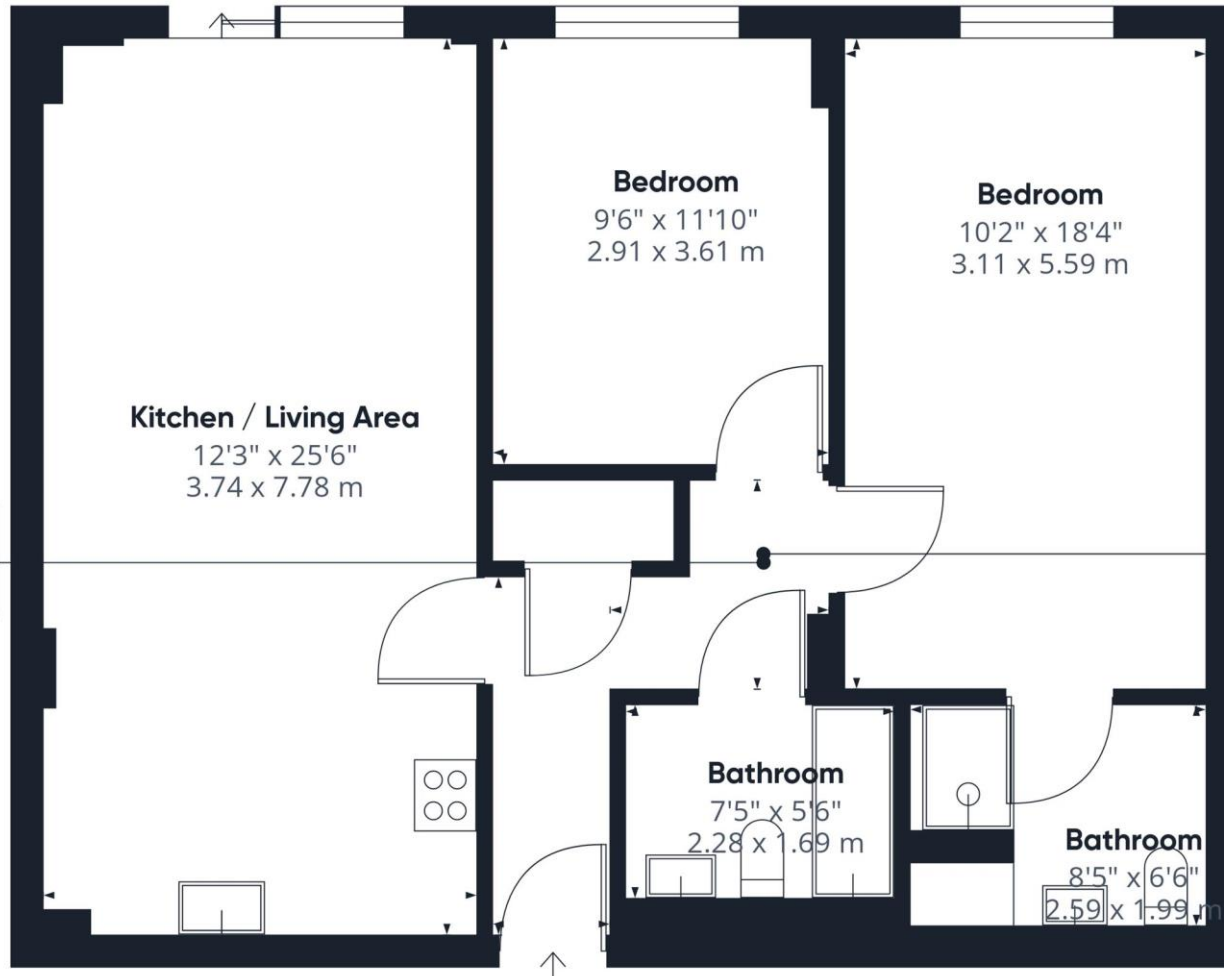
Disclaimer

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Approximate total area⁽¹⁾

795.53 ft²

73.91 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 107 years remaining

Service Charge – £1618

Ground Rent – £350

Ground Rent Review Period – Every 25 years

Building Insurance- £938

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Fibre available



Mobile Signal
Good



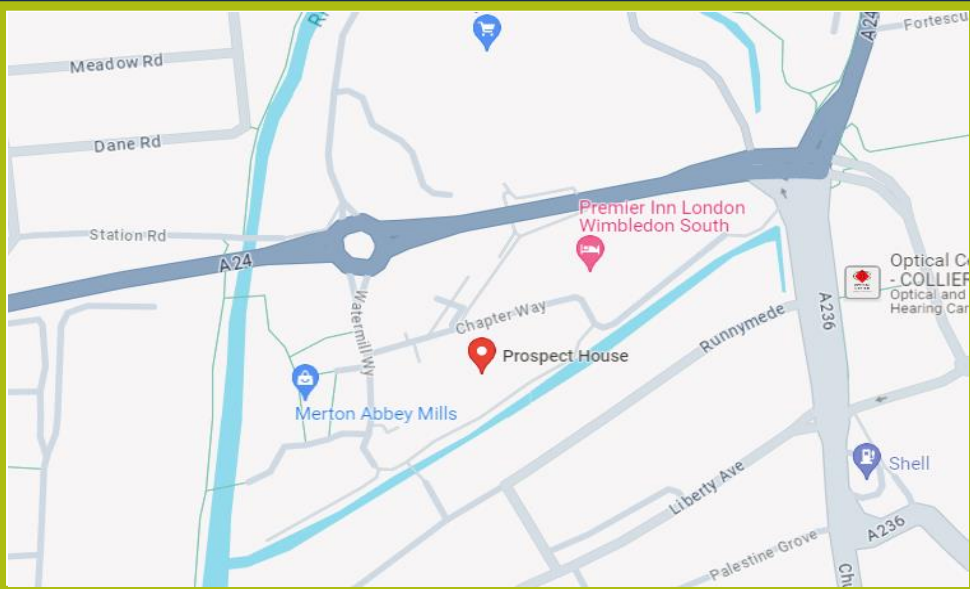
Flood Risk

Has the property been flooded in the past five years: NO

Source of risk: Medium



**Proposed Development
in Immediate Locality?**
Yes



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8673 4666

