

**FOR SALE**



**Vista House, 2 Chapter Way, SW19**

**GUIDE PRICE £315,000 Leasehold**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

Samuel Estates is delighted to offer this one double bedroom apartment situated on the second floor of the highly sought after Merton Abbey Mills development adjacent to the River Wandle.

The property benefits from a fully fitted kitchen, a stylish bathroom and large double bedroom. Additional benefits include a private balcony and is Chain Free. Vista House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle.

In addition, with the Nuffield Health Club, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!


This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsbury's and a Marks & Spencer.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

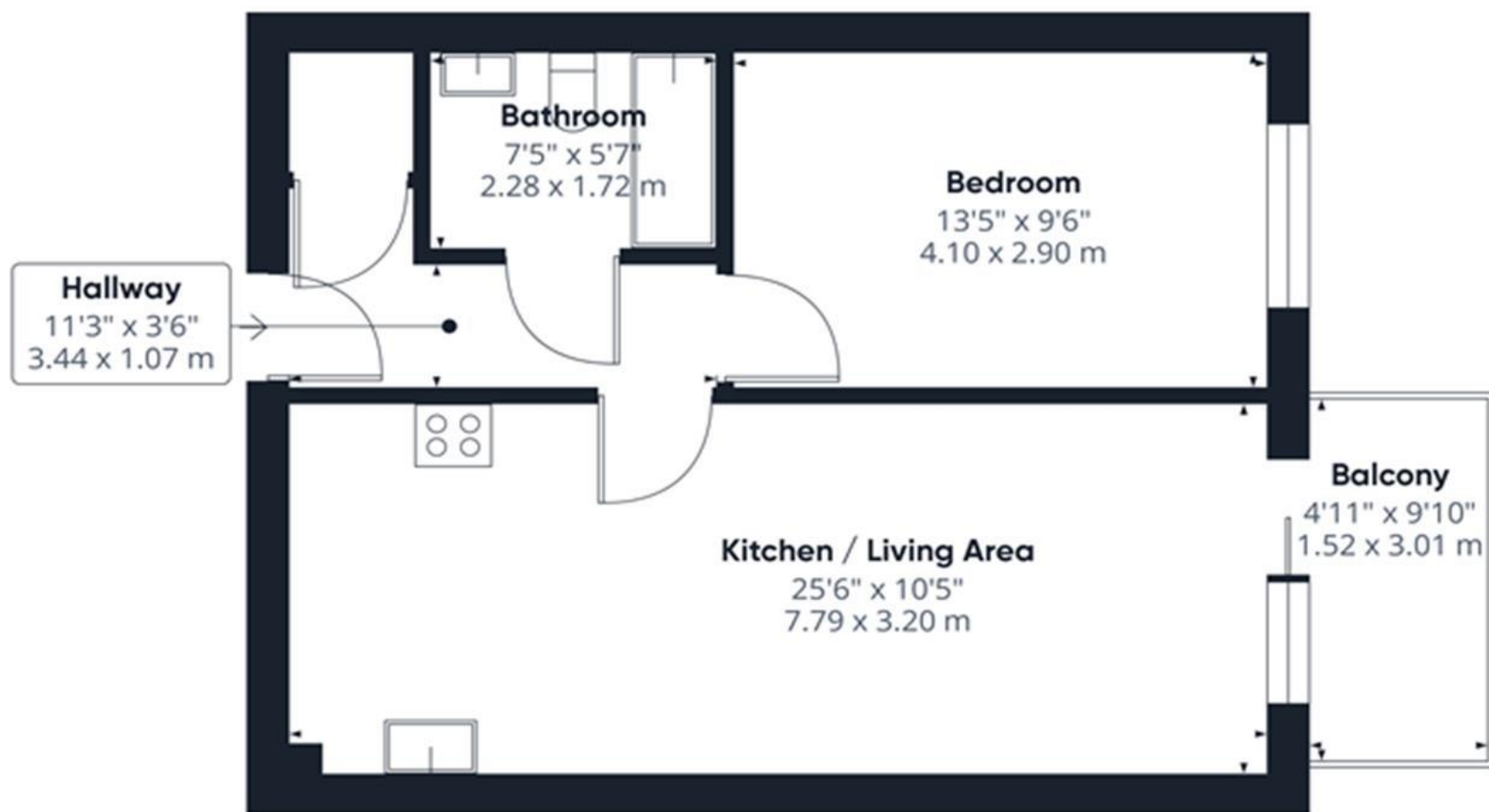


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		86
69-80 <b>C</b>	77	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Approximate total area<sup>(1)</sup>  
505.33 ft<sup>2</sup>  
46.95 m<sup>2</sup>

(1) 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.

GIRAFFE 360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 105 years remaining

**Service Charge** – £1,268

**Ground Rent** – £200

**Building Insurance** - £529.46

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

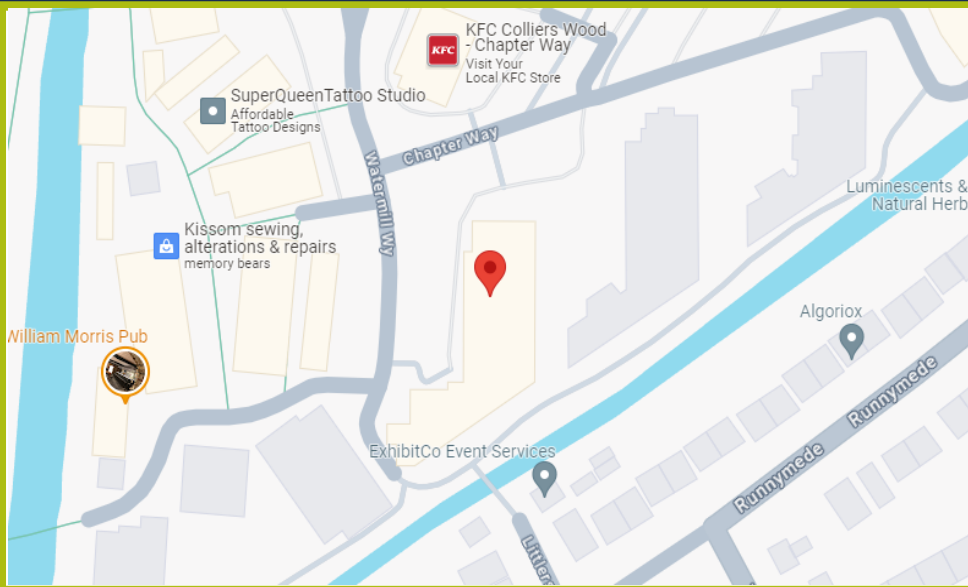


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**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  
☎ 0208 679 9889

