

**FOR SALE**



**Nonsuch House, Chapter Way, SW19**

**GUIDE PRICE £325,000 Leasehold**

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**samuel estates**  
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# Property Description

Samuel Estates is proud to offer this stunning one-bedroom ground floor apartment within the sought-after Abbey Mills Development.

This delightful property features an entrance hall, a south-facing reception room flooded with natural light, a fully integrated kitchen, a contemporary bathroom, and a bedroom with built-in storage.

Nonsuch House is part of the vibrant Abbey Mills community, located beside the historic Merton Abbey Mills Market and the picturesque River Wandle.

Residents benefit from on-site amenities such as the Nuffield Health Club and enjoy a lively weekend Farmers & Craft Market. The nearby River Wandle and open spaces of Morden Hall Park provide beautiful settings for outdoor activities. Retail enthusiasts will appreciate the great shopping options at The Tandem Centre, featuring many high street stores including Starbucks.

The property boasts excellent transport links with the Northern Line at Colliers Wood (Zone 3), as well as nearby tram links and extensive bus networks. A short walk or quick bus ride takes you to the centre of Wimbledon, known for its extensive retail and social offerings along with superb transport connections.



## Energy Efficiency Rating

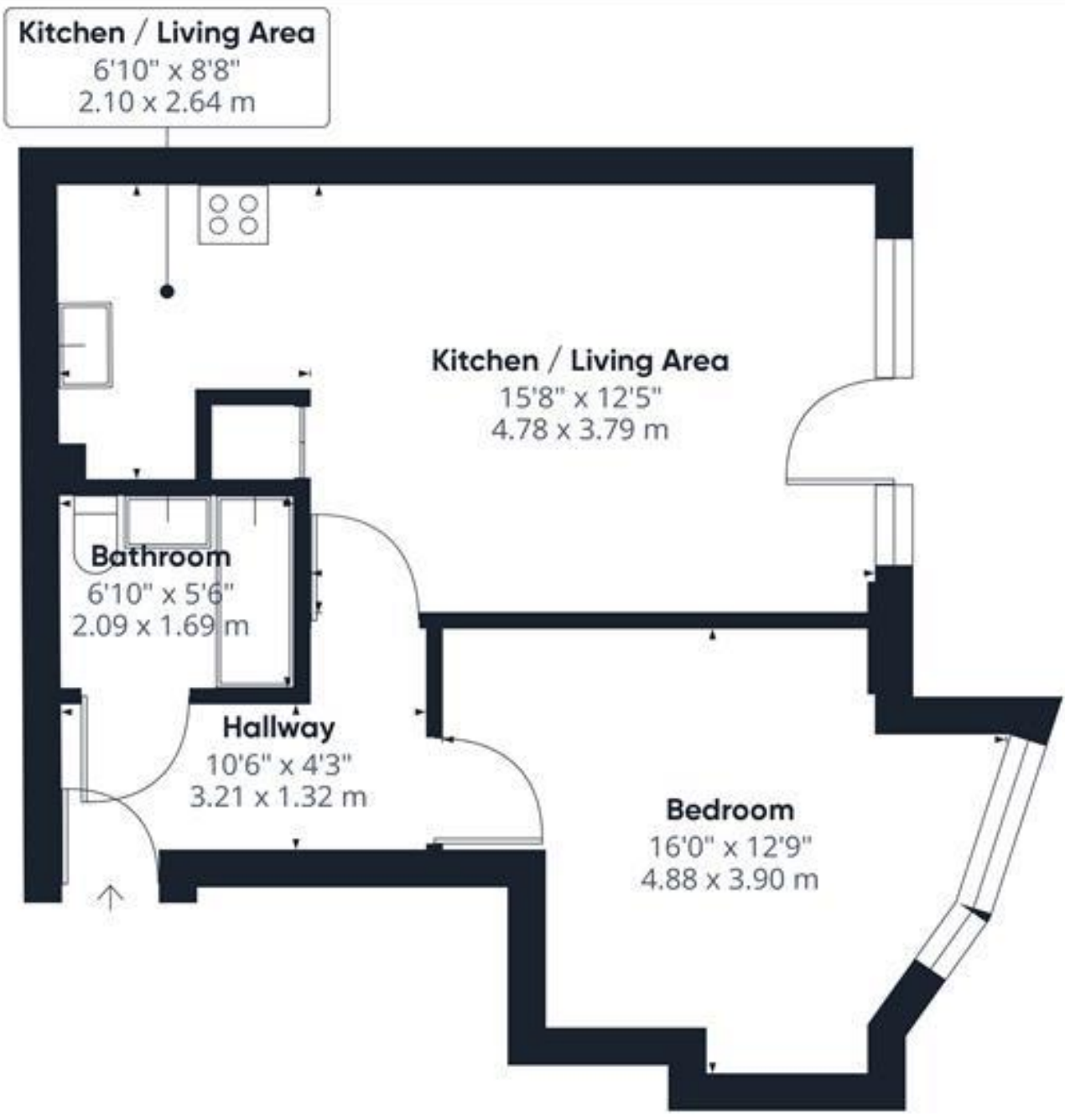
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		84
69-80 <b>C</b>	71	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### 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.







Approximate total area<sup>®</sup>  
506.05 ft<sup>2</sup>  
47.01 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** – 103 years left

**Service Charge** – £1615.21

**Ground Rent** – £200

**Building Insurance** – £785.12

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**

Apartment (Ground Floor)



**Construction Type**

Brick



**Parking**

No Parking



**External Wall Survey**

NO



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric  
Communal



**Broadband**

Standard/ Superfast/  
Ultrafast



**Mobile Signal**

Good Coverage



**Flood Risk**

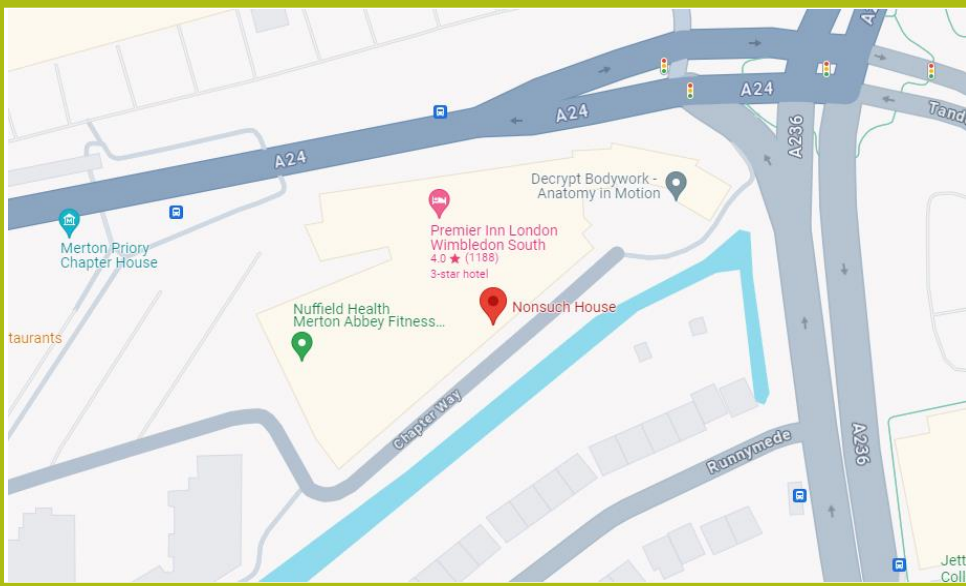
*Has the property been flooded in the past five years: NO*

**Risk Level: Medium**



**Proposed Development  
in Immediate Locality?**

None



### 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

