

FOR SALE



Bennets Courtyard, Colliers Wood, SW19

GUIDE PRICE £530,000 Leasehold

 **2**

 **2**


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Property Description

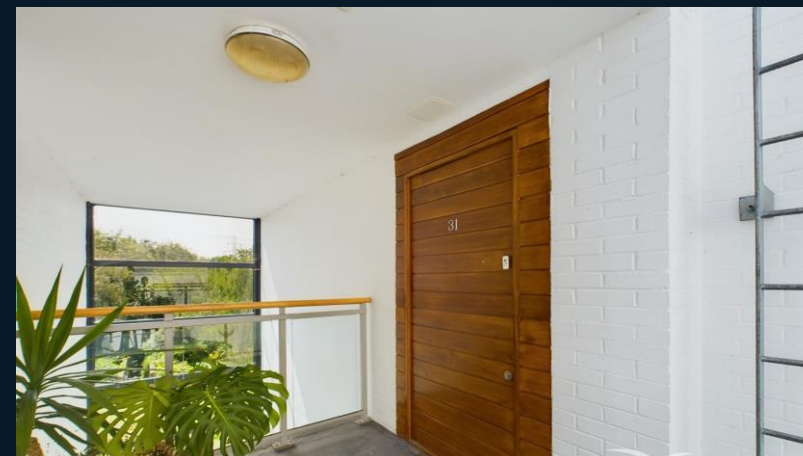
A beautifully presented and stunning two double bedroom, two-bathroom apartment situated on the top floor of this award-winning, highly sought after development adjacent to the River Wandle. The property offers, modern open plan living with gorgeous view overlooking the residents podium garden.

This apartment offers an incredible amount of living and bedroom space. Both the master bedroom and second bedroom have floor to ceiling windows and the kitchen is fully integrated with all the modern appliances. A modern three-piece bathroom with shower over bath and the master bedroom has a large en-suite bathroom.

You also have the added benefit of having a secure undercroft parking space, as well as having access to a charming and well-maintained communal garden.


Bennets Courtyard is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a Nuffield Health Gym on the site and the weekend Farmers & Craft market, there is a great lifestyle to be had! The River Wandle and the open spaces of Morden Hall Park are close by.

Excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store.



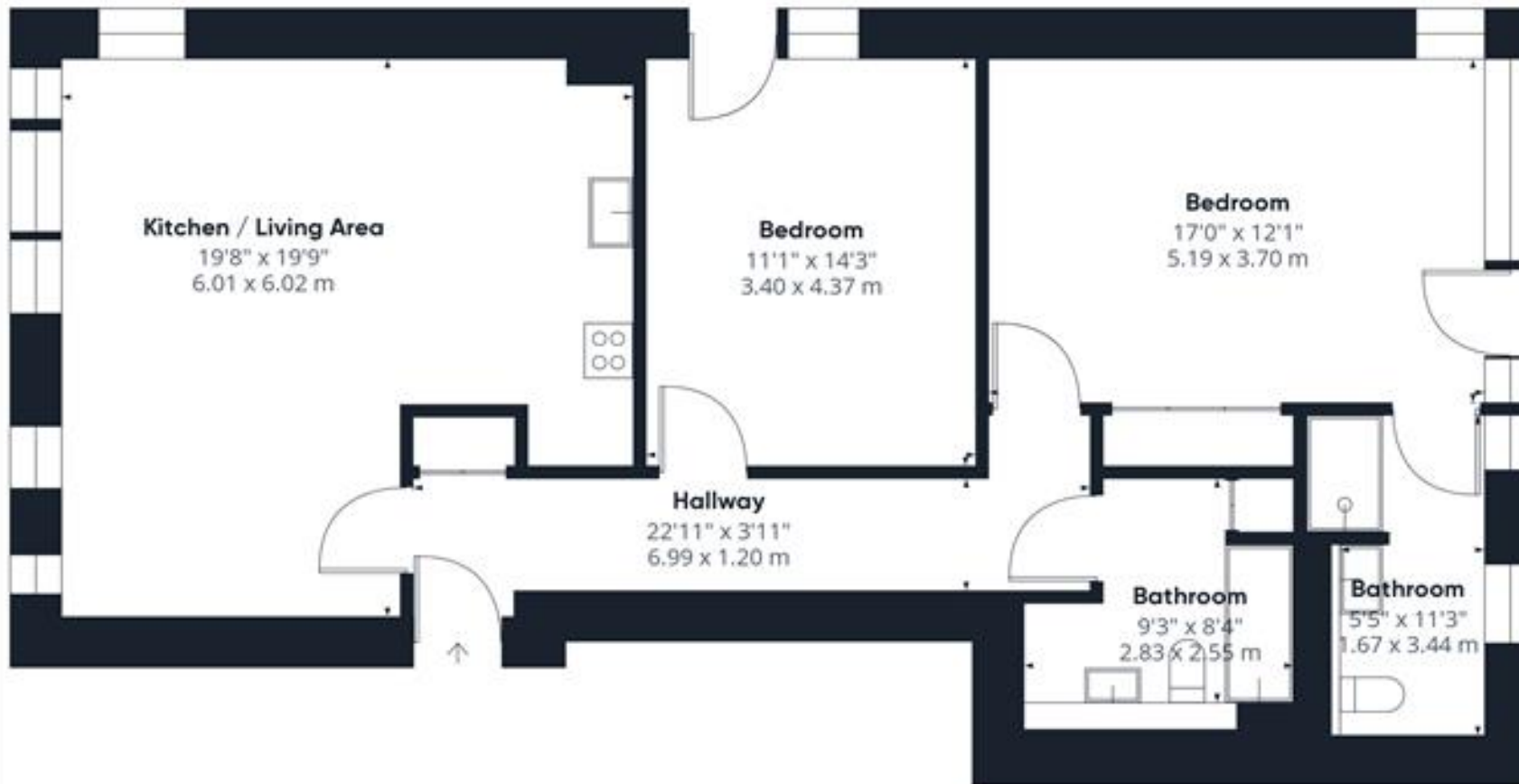
Disclaimer

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	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	51	
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	







Approximate total area[®]
949.48 ft²
88.21 m²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 104 years remaining

Service Charge – £6054

Ground Rent – £350

Council Tax Band – E

Local Authority – Merton Council



Property Type

Apartment (Top Floor Flat)



Construction Type

Brick



Parking

Undercroft



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric
Communal



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



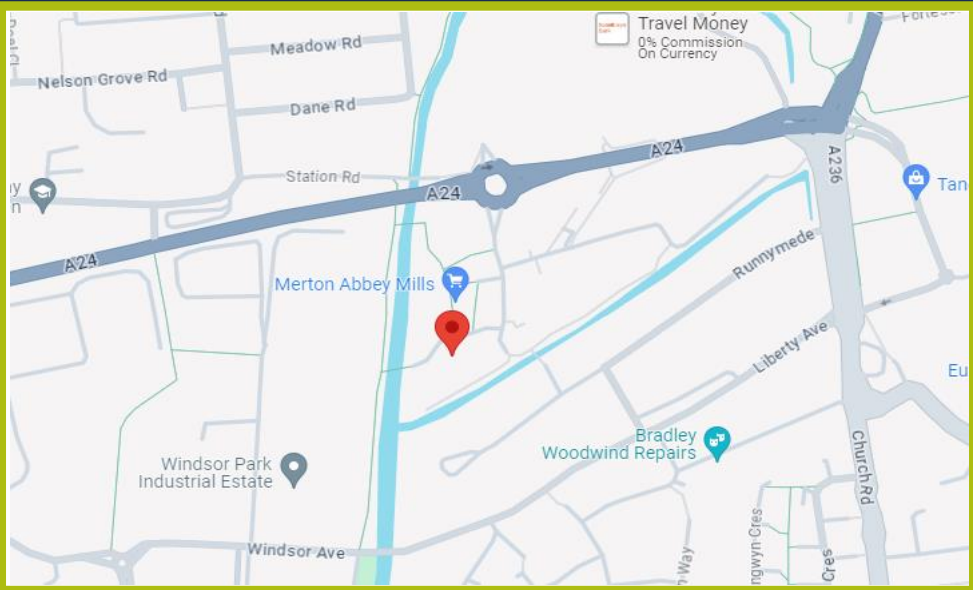
Flood Risk

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



**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

