

TO LET



Prospect House, Chapter Way, Colliers Wood, SW19

£2,100.00 PCM

 **2**

 **2**

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Property Description

A spacious two bedroom two bathroom apartment situated within the highly popular Abbey Mills Development just minutes from Colliers Wood Tube Station. This apartment will ideally suit a couple, a growing family or two sharers who are looking for exquisite living and excellent transportation across London and city.

Prospect House is part of Abbey Mills, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a Nuffield Health Club a stones throw away and the weekend Farmers & Craft market there is a great lifestyle to be had! Excellent transport links with the Northern Line at Colliers Wood, Tram link closeby and on the main bus network. A short walk into the centre of Wimbledon or a 5 min bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Next, WH Smith, Boots, Starbucks and many more. The Sainsbury Hypermarket and Marks & Spencer is just a 2 minute stroll across the road.

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.



Material Information

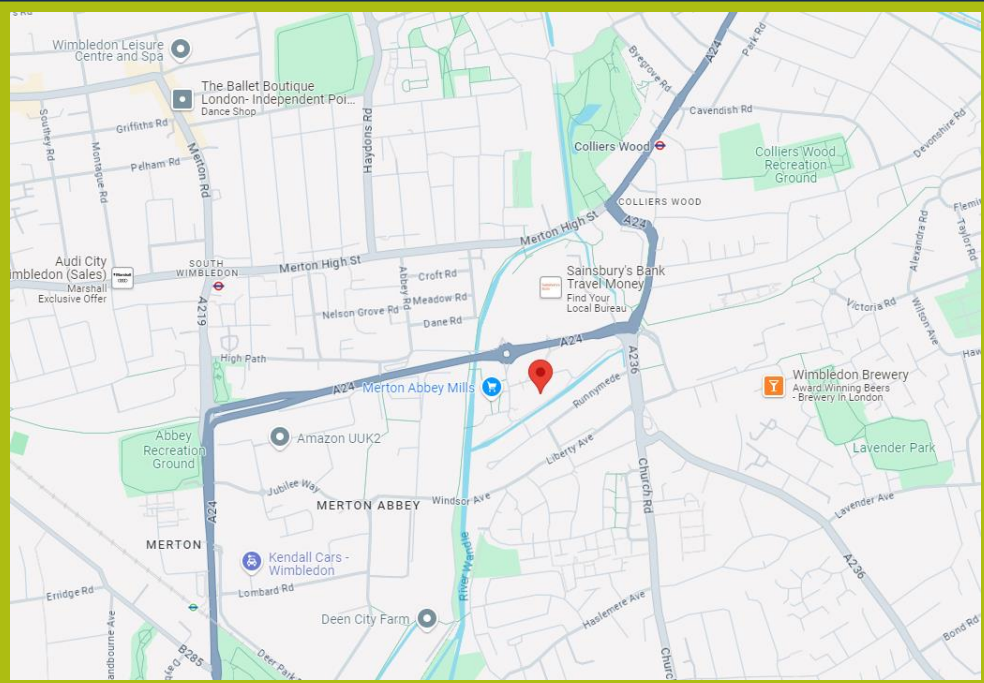
Date Available – 01/10/2024

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

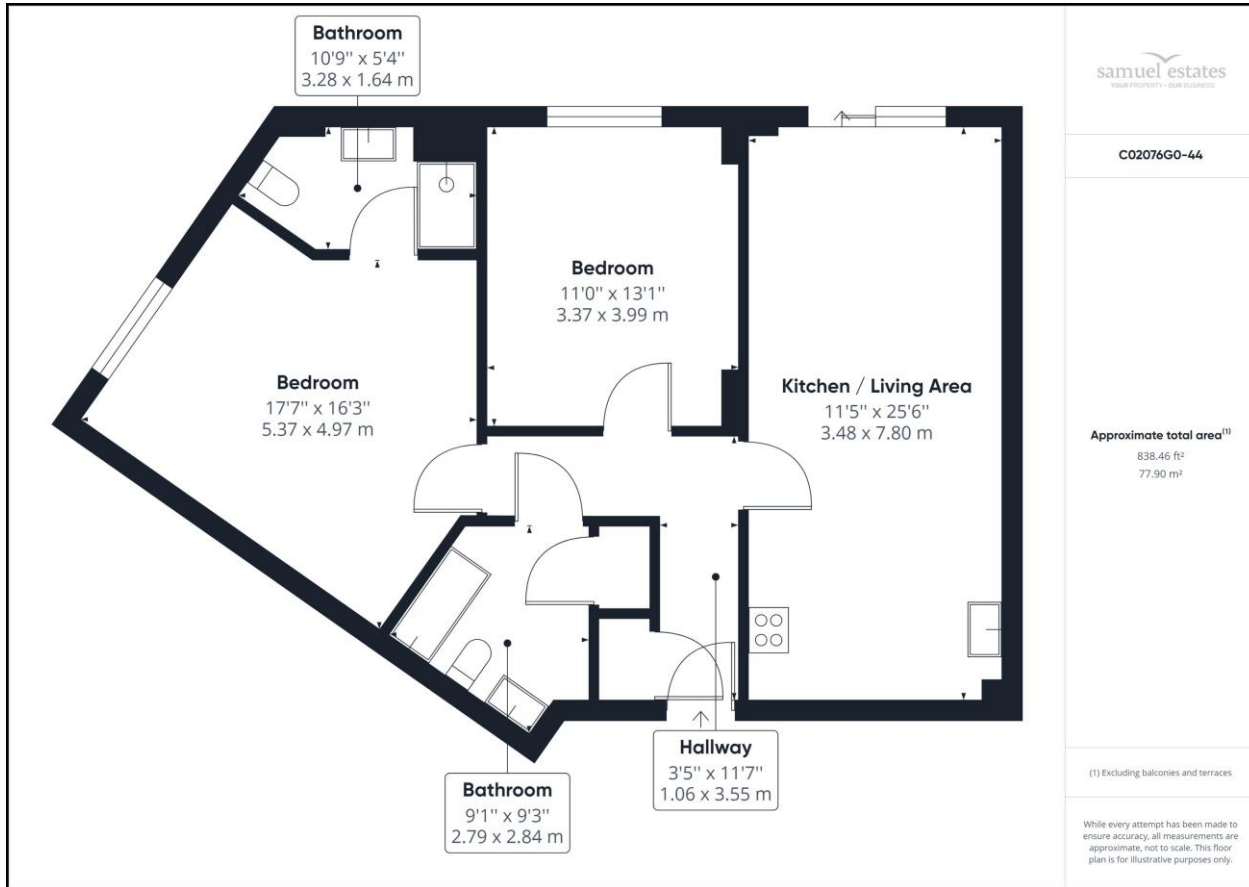


Flood Risk

Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



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CO2076G0-44



Energy Efficiency Rating

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

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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 8679 9889

