

TO LET



Prospect House, Colliers Wood, SW19

£1,700.00 PCM

 **1**

 **1**

samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

This delightful apartment, featuring a double bedrooms and a modern bathrooms, is located in the highly sought-after Abbey Mills development, just minutes away from Colliers Wood Tube Station. The impressive property includes a spacious open-plan lounge with access to a balcony, a fully fitted kitchen and bathroom.

Prospect House is situated within Abbey Mills, a lively community adjacent to the historic Merton Abbey Mills Market and the picturesque River Wandle. The vicinity offers a vibrant lifestyle, with a Nuffield Health Club nearby and a bustling Farmers & Craft market during the weekends. The location provides excellent transport links, including the Northern Line at Colliers Wood, close proximity to the Tram link, and access to the main bus network. It's a convenient 20-minute walk to the centre of Wimbledon or a quick 5-minute bus ride.

The Tandem Centre offers great retail shopping with numerous high street names, including Next, WH Smith, Boots, Starbucks, and more. Additionally, the Sainsbury Hypermarket and Marks & Spencer are just a quick 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

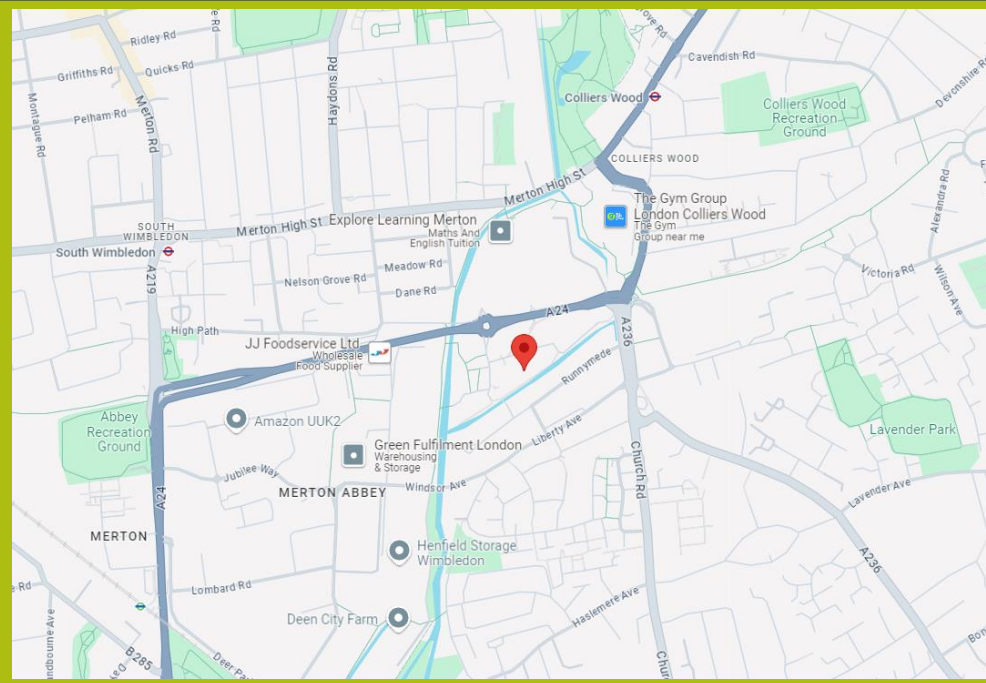
Date Available – 16/11/2024

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage



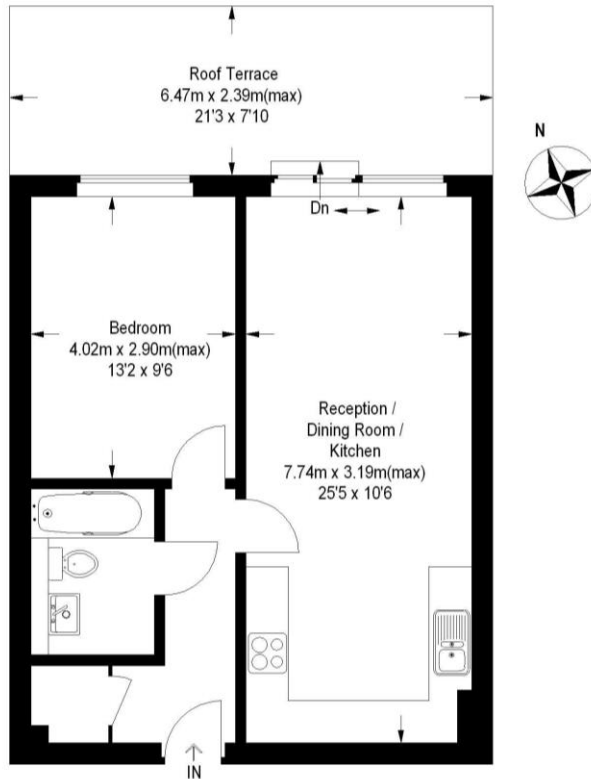
Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

Prospect House, SW19

Approximate Gross Internal Area = 49 sq m / 527 sq ft



First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.

Copyright Bespokeplans.co.uk 2013
(ID65788)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	76	82
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	

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 8679 9889

