

TO LET



samuel estates
Lettings & Sales

Chapter Way, SW19

£1,650.00 PCM

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Property Description

A stunning, top floor one bedroom apartment is located within the Abbey Mills development, SW19. This fantastic, bright and spacious apartment is in Nonsuch House with excellent transport links only minutes away.

The Northern Line at Colliers Wood is just a few minutes away and just a 5 minute bus ride or 20 minute walk to Wimbledon Broadway. Excellent retail with the Sainsburys Hypermarket and M&S store just across from the development and the Tandem Retail Centre with many high street names including a Starbucks Coffee Store. You can literally fall out of bed and into the Nuffield Health Club which is just moments away.



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

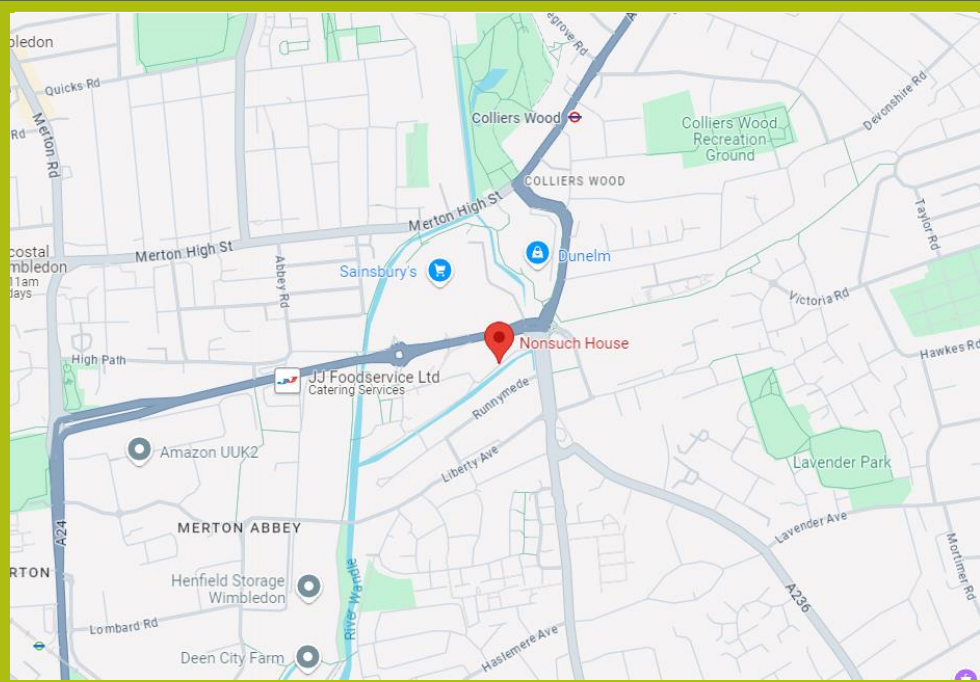
Date Available – 11/11/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (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

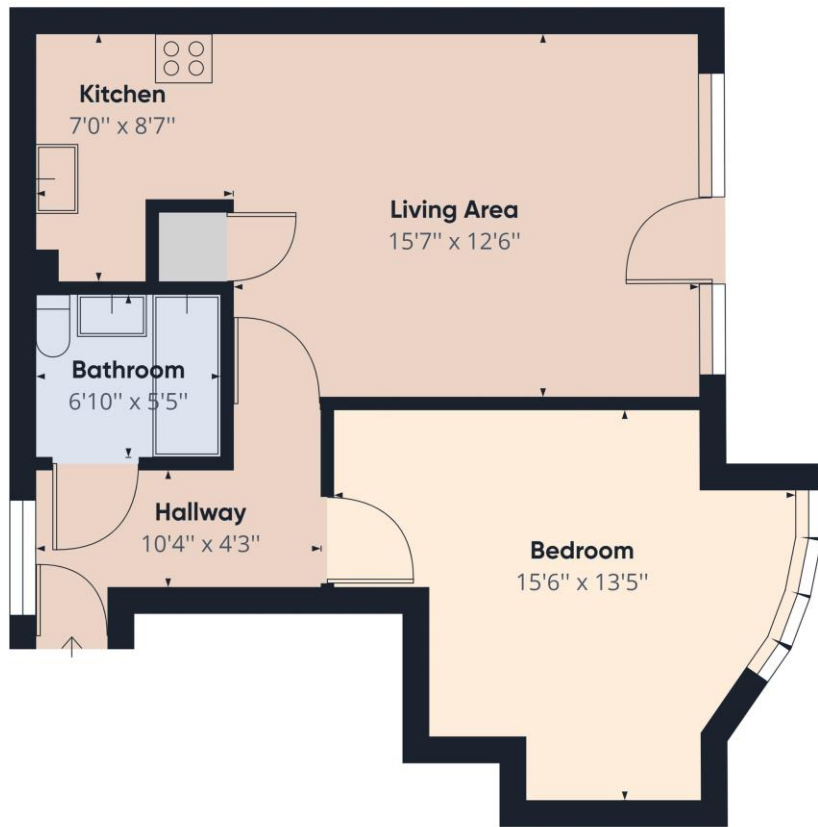
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Nonsuch House,
SW19

Approximate total area⁽¹⁾
519.55 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	84
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

