

FOR SALE



Vista House, Colliers Wood, SW19

GUIDE PRICE £315,000 Leasehold

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

We are excited to offer this stunning one-bedroom ground floor apartment within the sought-after Abbey Mills Development. Within close proximity to the River Wandle, this stylish apartment benefits from a fully fitted open plan kitchen / reception room which leads out onto a west facing balcony, contemporary bathroom and double bedroom with fitted wardrobes. The property also has the added benefit of coming with an allocated parking space.

Vista House offers excellent living space with a west facing balcony to entertain during the summer months. The development is also well located for transport links with Colliers Wood and South Wimbledon tube stations (Northern line: Zone 3) within a short walk or bus ride away. Alternatively, there is the Tramlink and a wide array of bus routes within close proximity. Wimbledon town centre offers residents an extensive retail and social hub to enjoy along with the theatre, cinema and Wimbledon Championship Tennis.

Vista House is set within a vibrant community, beside the historic Merton Abbey Mills Market. The area boasts a Nuffield Health Gym and a Farmers & Craft market at the weekends as well as The Tandem Centre, offering useful retail shopping and amenities. The area also benefits from the open spaces of Morden Hall Park, run by The National Trust.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	80	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	

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⁽¹⁾

489.65 ft²
45.49 m²

Balconies and terraces

47.25 ft²
4.39 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 – 105 years remaining

Service Charge – £1500

Ground Rent – £200

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Ultrafast



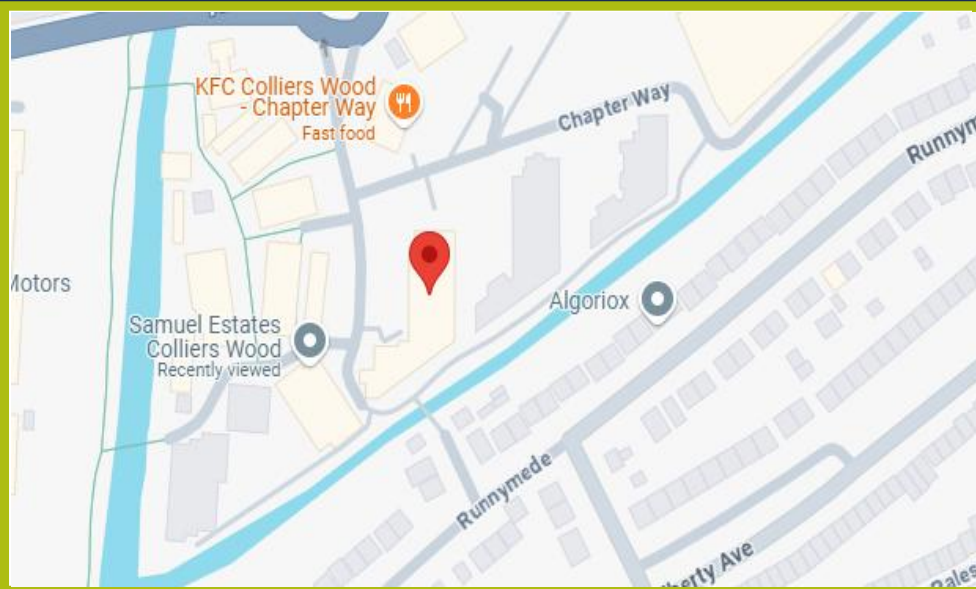
Mobile Signal
Good Coverage



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



samuelestates.com