

**FOR SALE**



**Vista House, Chapter Way, SW19**

**Guide Price £300,000 Leasehold**

 **1**

 **1**

**samuel estates**  
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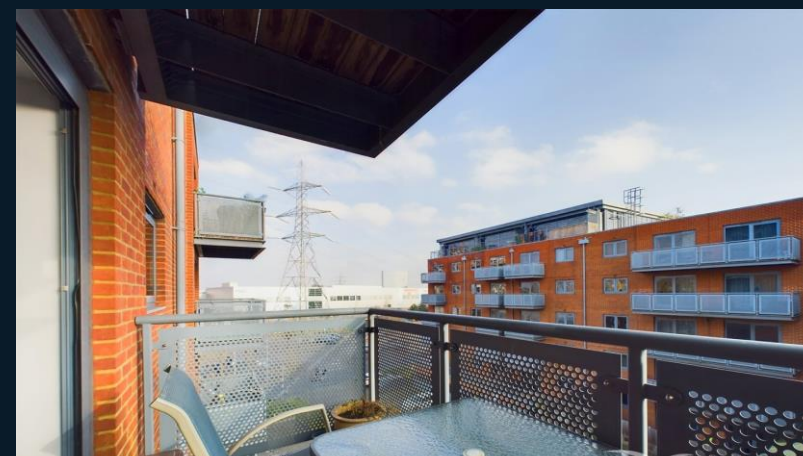
# Property Description

We are excited to offer this stunning one-bedroom fourth 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 an east facing balcony, contemporary bathroom and double bedroom.

The development is 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 the 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.

This property is offered Chain Free.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
	82	86
England & Wales		
EU Directive 2002/91/EC		

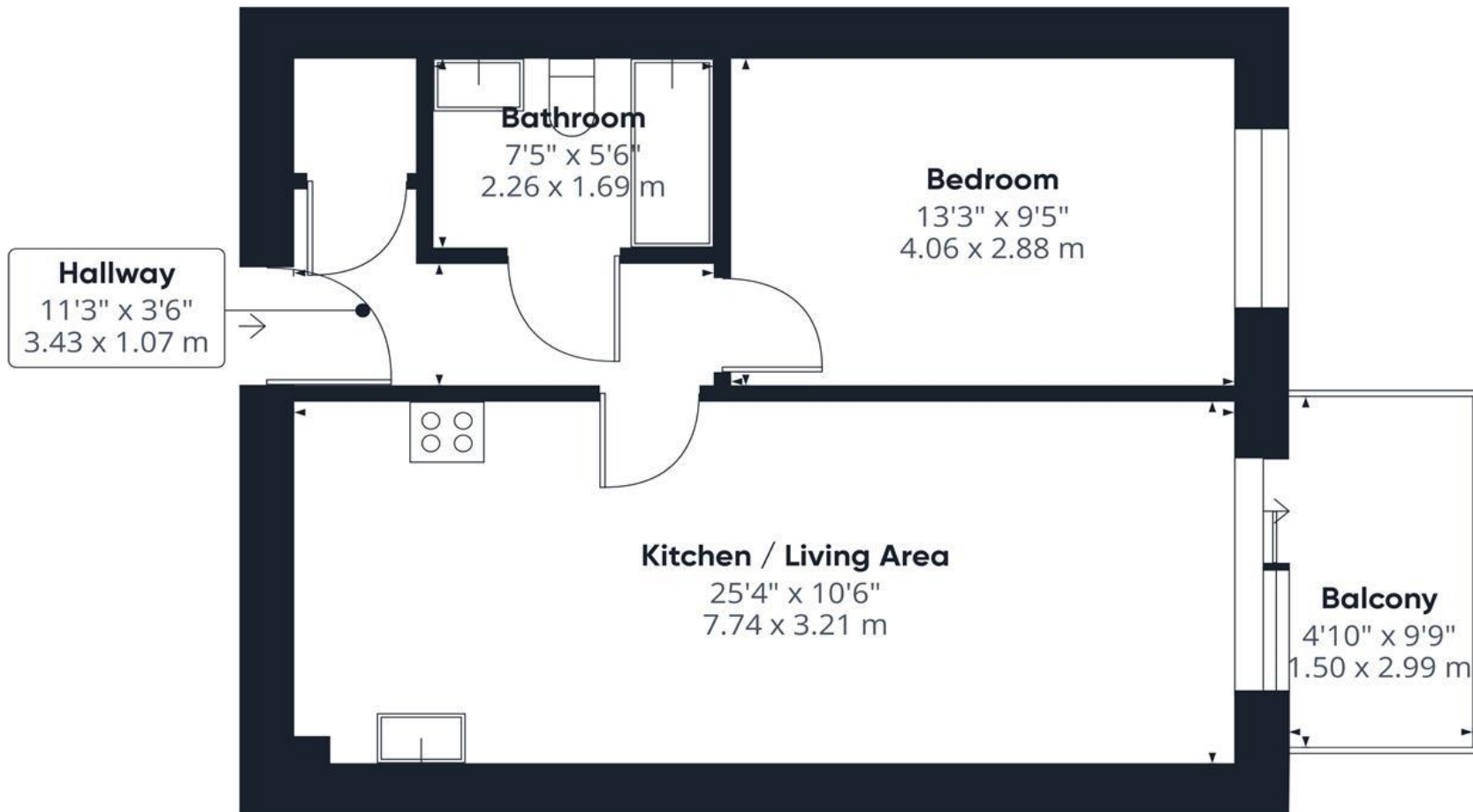
## Disclaimer

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<sup>(1)</sup>**

498.05 ft<sup>2</sup>

46.27 m<sup>2</sup>

**Balconies and terraces**

48.01 ft<sup>2</sup>

4.46 m<sup>2</sup>

(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.

GIRAFFE360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 103 years remaining

**Service Charge** – £ 2492

**Ground Rent** – £200

**Building Insurance**– £575

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Flat (Fourth Floor)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

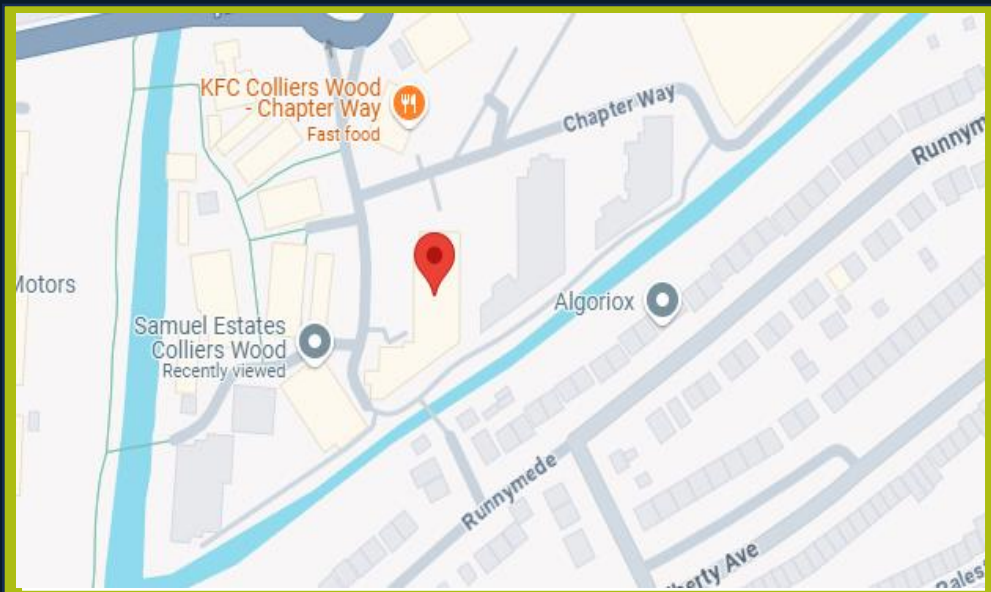


**Flood Risk**

*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



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