

FOR SALE



Nonsuch House, Colliers Wood, SW19

Guide Price £450,000 Leasehold

 **2**

 **2**


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Property Description

This stylish property welcomes you with an entrance hall leading to a bright, south-facing reception room, a fully integrated kitchen, two bathrooms, two spacious bedrooms with built-in storage, a balcony and exclusive underground parking. Offered chain free.


Nestled within the vibrant Abbey Mills community, Nonsuch House enjoys an ideal location near the historic Merton Abbey Mills Market and the picturesque River Wandle. Residents benefit from a host of on-site amenities, including the lively weekend Farmers & Craft Market. Nearby, Morden Hall Park and the River Wandle offer serene green spaces, perfect for outdoor leisure, while The Tandem Centre provides excellent shopping choices, including Starbucks and a variety of popular retailers.

With superb transport links via the Northern Line at Colliers Wood (Zone 3), convenient tram options, and extensive bus routes, this property provides effortless access to Wimbledon's rich retail, dining, and entertainment offerings.



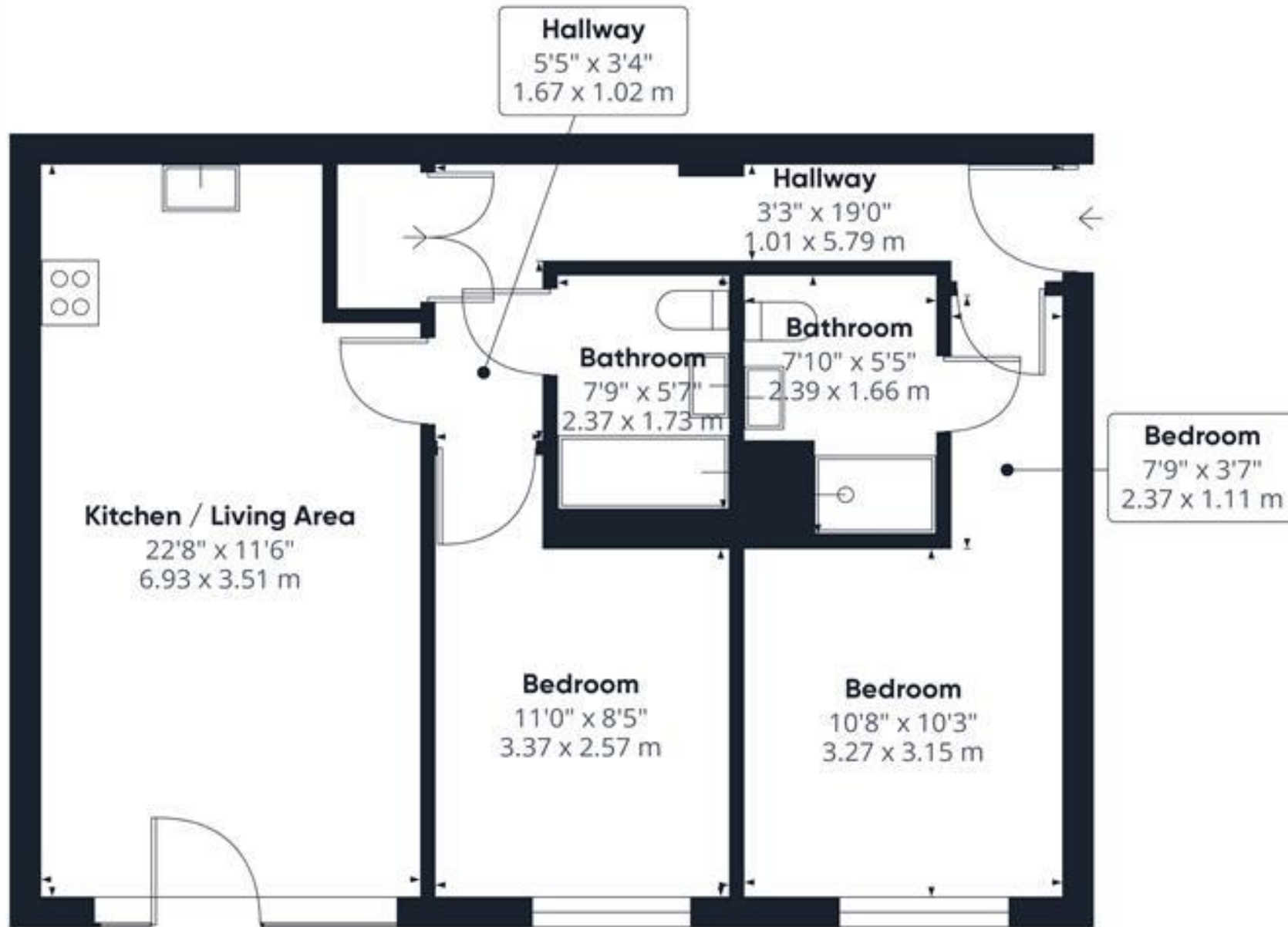
Disclaimer

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	83	86
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾

672.74 ft²

62.5 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 103 years remaining

Service Charge – £2873

Ground Rent – £175

Building Insurance – £1,079

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Undercroft Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

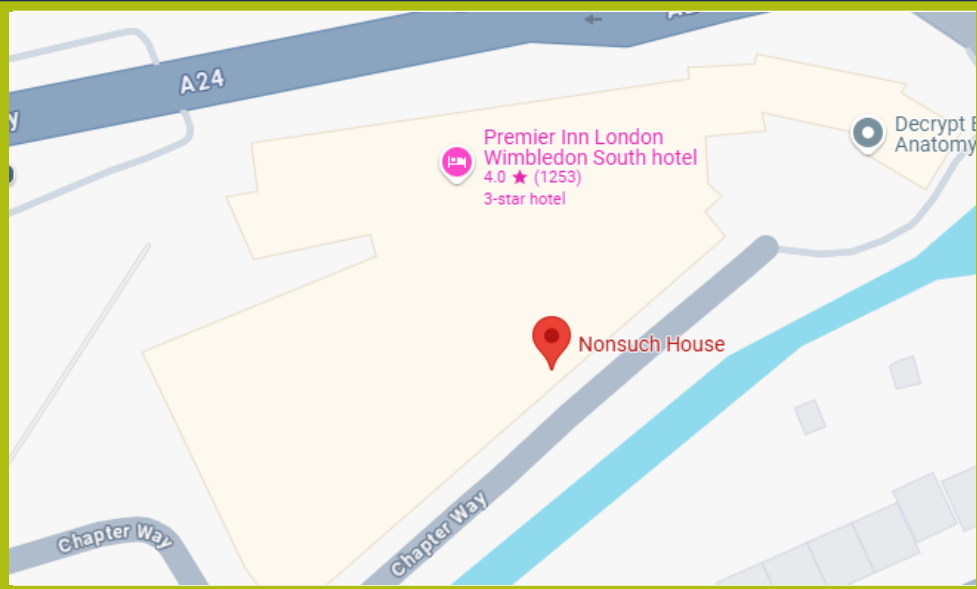


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



Proposed Development in Immediate Locality?
Yes



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

