

FOR SALE



Bennets Courtyard, Watermill Way, SW19

GUIDE PRICE £450,000 Share of Freehold

 **2**

 **2**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

Samuel Estates is proud to present this exquisite two-bedroom, two-bathroom apartment with parking is located on the second floor of Bennets Courtyard next to the River Wandle. The property boasts a contemporary open-plan living space offering beautiful views.

Step inside to discover an exceptionally spacious layout, where both the master bedroom and second bedroom feature floor-to-ceiling windows, inviting abundant natural light to illuminate the interiors. The fully integrated kitchen, recently renovated to a high standard, comes equipped with modern appliances, promising convenience and style.

Situated within the vibrant Abbey Mills development, Bennets Courtyard enjoys proximity to the historic Merton Abbey Mills Market and the scenic River Wandle, offering residents a vibrant and culturally rich environment to call home. Additionally, the nearby Nuffield Health Club and weekend farmers' and craft market contribute to a vibrant lifestyle.

Transportation links in the area are excellent, with the Northern Line, tram link, and major bus routes all within easy reach, facilitating effortless commutes and exploration of the surrounding areas. Residents can also indulge in shopping experiences at the Tandem Centre, home to popular high street retailers such as TK Maxx, Next, Boots, and Starbucks. For added convenience, the Sainsbury's Hypermarket and a flagship Marks & Spencer store are just across the road.

Offered Chain free and with a Share of Freehold.

Disclaimer

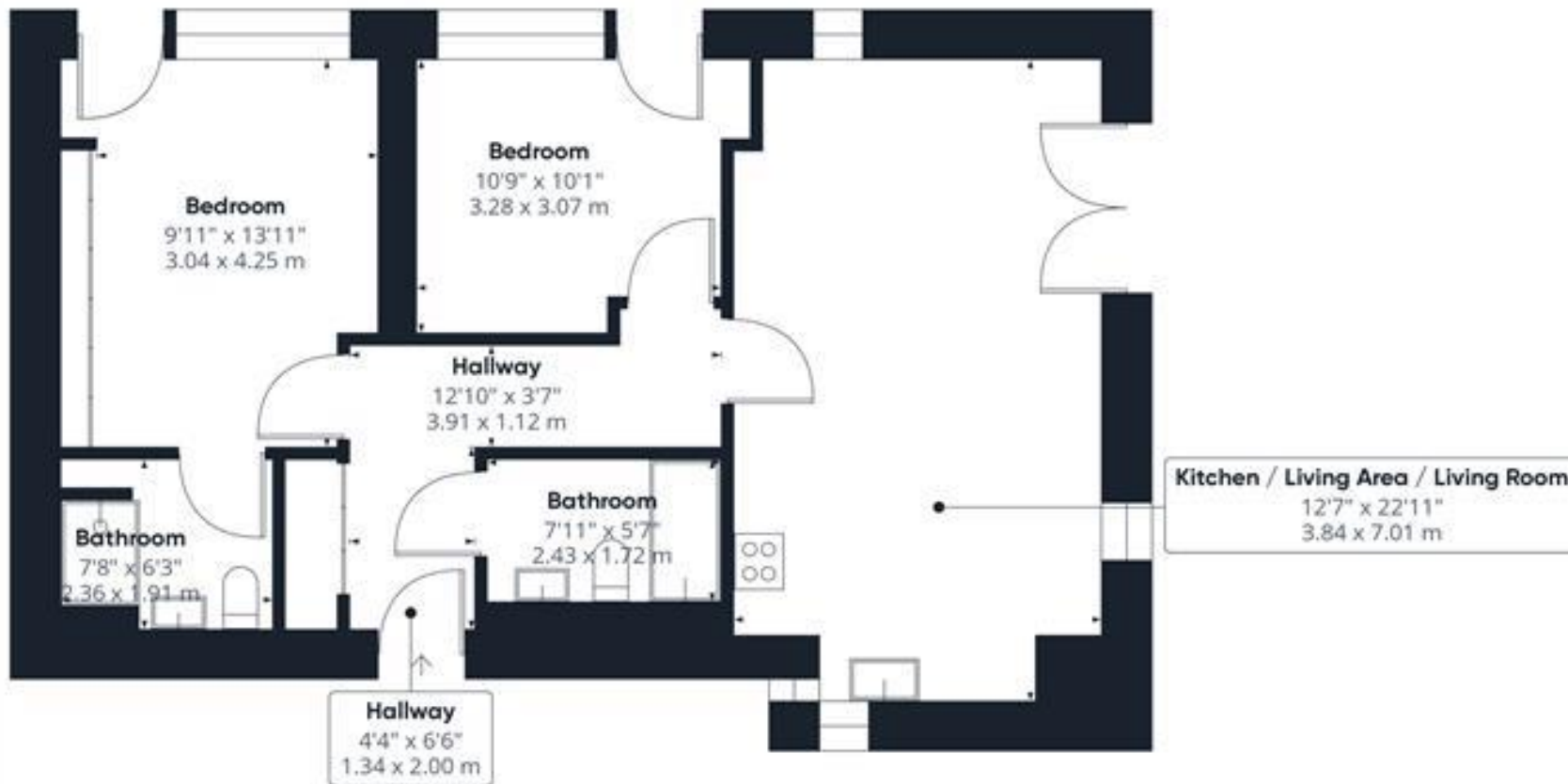
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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
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







Approximate total area⁽¹⁾
730.82 ft²
67.9 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.

GIRAFFE 360

Material Information

Tenure – Share of Freehold (leasehold)

Service Charge – £5000

Council Tax Band – E

Local Authority – Merton Council



Property Type

Apartment (Purpose Build)



Construction Type

Brick



Parking

Allocated Parking



External Wall Survey

N/A



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?**

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