

FOR SALE



Nonsuch House, Colliers Wood, SW19

Guide Price £395,000 Leasehold

 **2**

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Property Description

We are thrilled to present this stunning two-bedroom ground-floor apartment in the prestigious Abbey Mills Development. This stylish property welcomes you with an entrance hall leading to a bright, south-facing reception room, a fully integrated kitchen, two double bedrooms with built-in storage, two bathrooms (One en-suite), ensuring convenience and comfort.

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 Nuffield Health Club and a 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.

Excellent transport links are available with the Northern Line at Colliers Wood (Zone 3) which is also now operating all night on weekends, Tram link nearby and on the main bus network. A short walk (or a quick bus ride) gives you access to the centre of Wimbledon with its extensive retail and social offering along with excellent transport links.



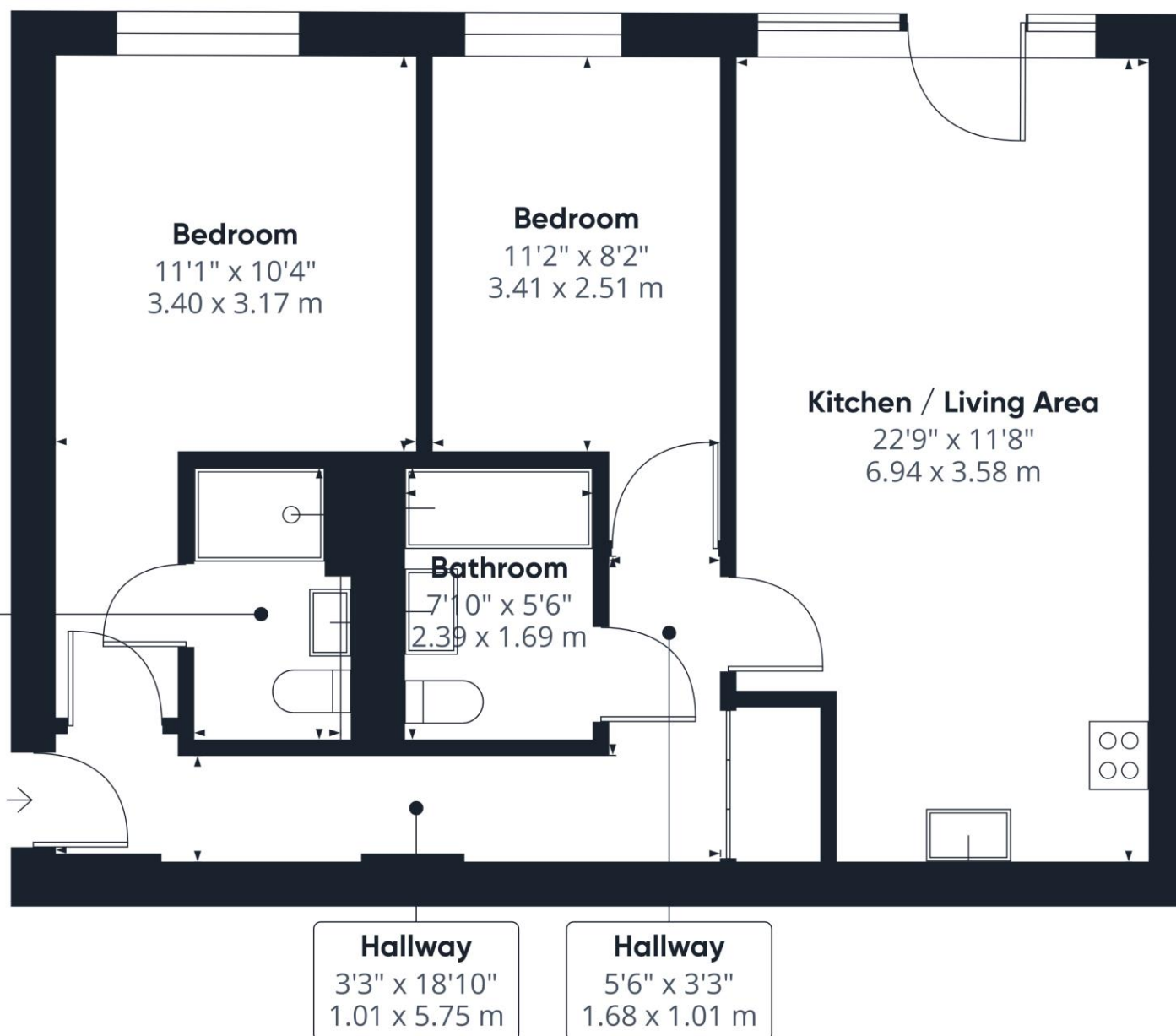
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C	71	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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⁾
672.1 ft²
62.44 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.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 103

Service Charge – £1917.71

Ground Rent – £250

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
No Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

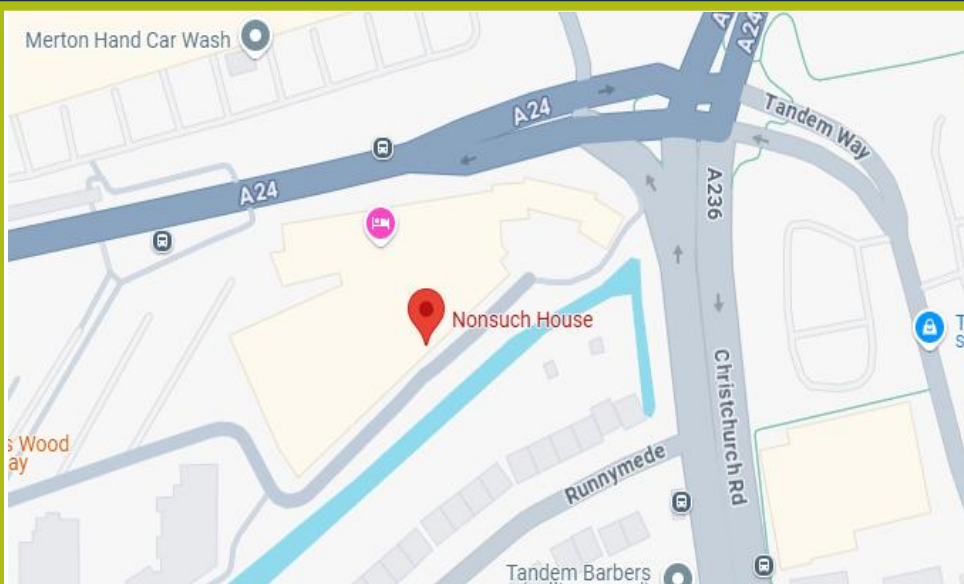


Flood Risk

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



**Proposed Development
in Immediate Locality?**
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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