

FOR SALE



Nonsuch House, Colliers Wood, SW19

Guide Price £450,000 Leasehold



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Property Description

Nestled within the award-winning Abbey Mills development, this beautiful two-bedroom, two-bathroom apartment at Nonsuch House offers the perfect balance of modern living and thoughtful design. This apartment is CHAIN FREE and perfect for those seeking a modern, comfortable, and stylish home with a true sense of community.

Spacious and well-appointed, the apartment features two generous double bedrooms filled with natural light, creating a peaceful retreat. The two contemporary bathrooms, including a sleek en-suite, are beautifully designed with modern fixtures and high-quality finishes, offering both comfort and convenience for everyday living. The open-plan living area provides a bright and airy space, perfect for both relaxation and entertaining, while the fully equipped modern kitchen, with high-quality appliances is ideal for home cooking and dining.

Cleverly designed storage solutions throughout the apartment keep the space organized and functional. As part of the Abbey Mills development, residents also enjoy easy access to well-maintained communal areas, creating a welcoming and secure environment. Transport links are outstanding, with Colliers Wood Tube Station (Zone 3) offering access to the Northern Line. Tram link and numerous bus routes nearby are providing excellent connection across London. A short walk or quick bus ride will take you to the centre of Wimbledon, known for its extensive retail, dining, and social options, as well as additional transport links. comfortable, and stylish home with a true sense of community.

Disclaimer

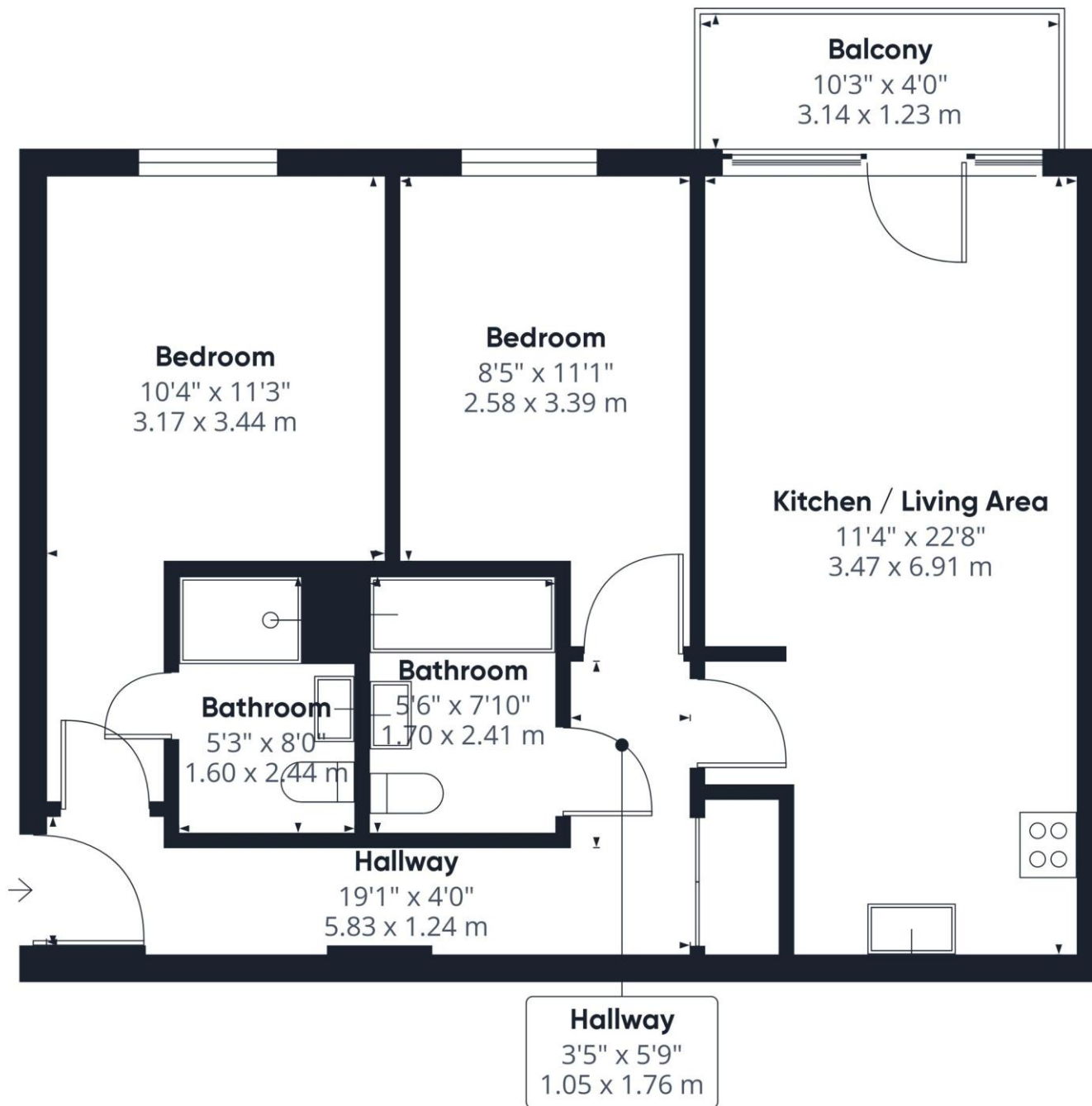
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A	83	85
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾

680.92 ft²

63.26 m²

Balconies and terraces

41.12 ft²

3.82 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 years remaining

Service Charge – £2872.70

Building Insurance – £ 1172.98

Ground Rent– £250

Council Tax Band – D

Local Authority – Merton Council



Property Type
Apartment (First Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



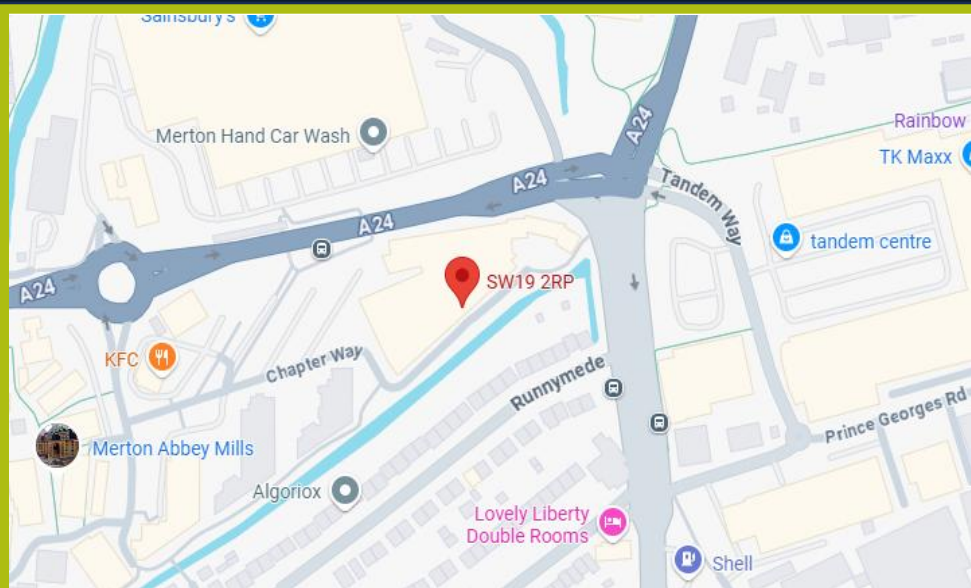
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of risk: 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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