

TO LET



Prospect House, Chapter Way, Colliers Wood, SW19

£1,700.00 PCM

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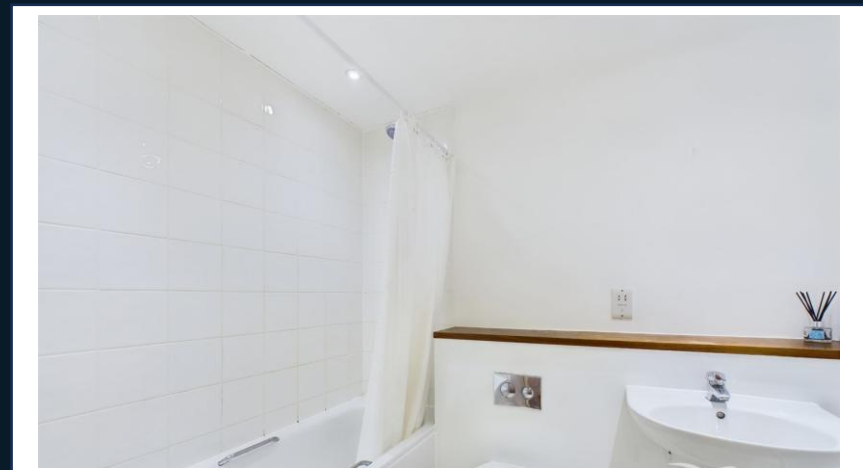
Property Description

A beautifully presented one bedroom apartment situated within the highly popular Abbey Mills Development, Colliers Wood, SW19. The property boasts a spacious fully integrated open-plan kitchen, living room, a good sized double bedroom and a modern bathroom. Added benefits include double glazed windows throughout, and a large private terrace which is perfect for entertaining guest. The property is located a short walk to Colliers Wood Tube Station (Northern Line Zone 3) offering you excellent transport links.

There is a Nuffield Health Club a stones throw away and the weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Excellent transport links with the Northern Line at Colliers Wood, Tram link close by and on the main bus network. Wimbledon is walking distance or a short bus ride away. Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury Hypermarket & Marks & Spencer is across the road as well.

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.



Material Information

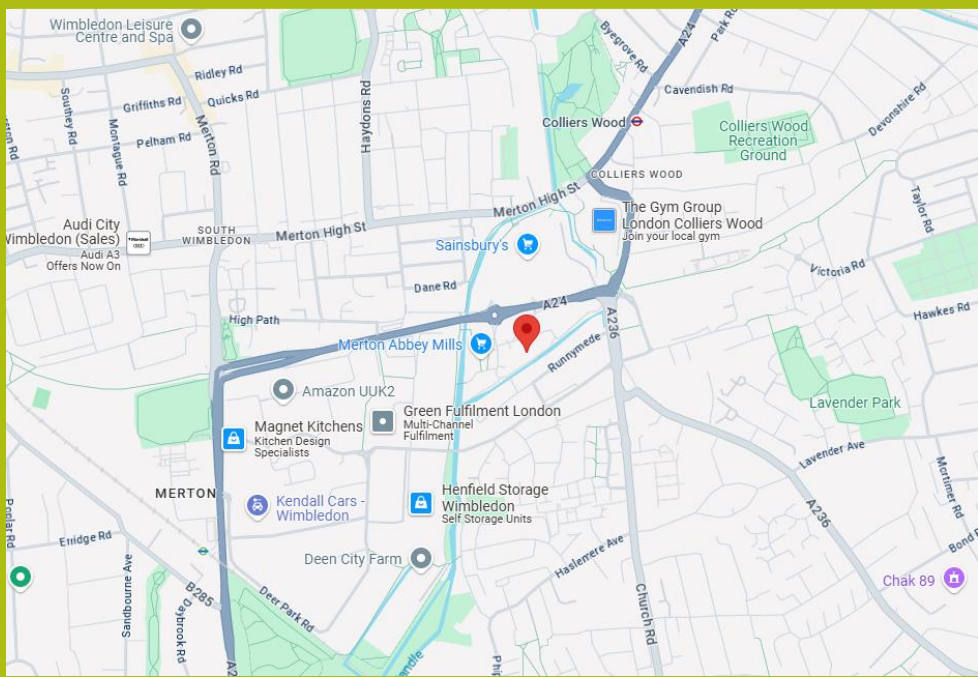
Date Available – 15/06/2025

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

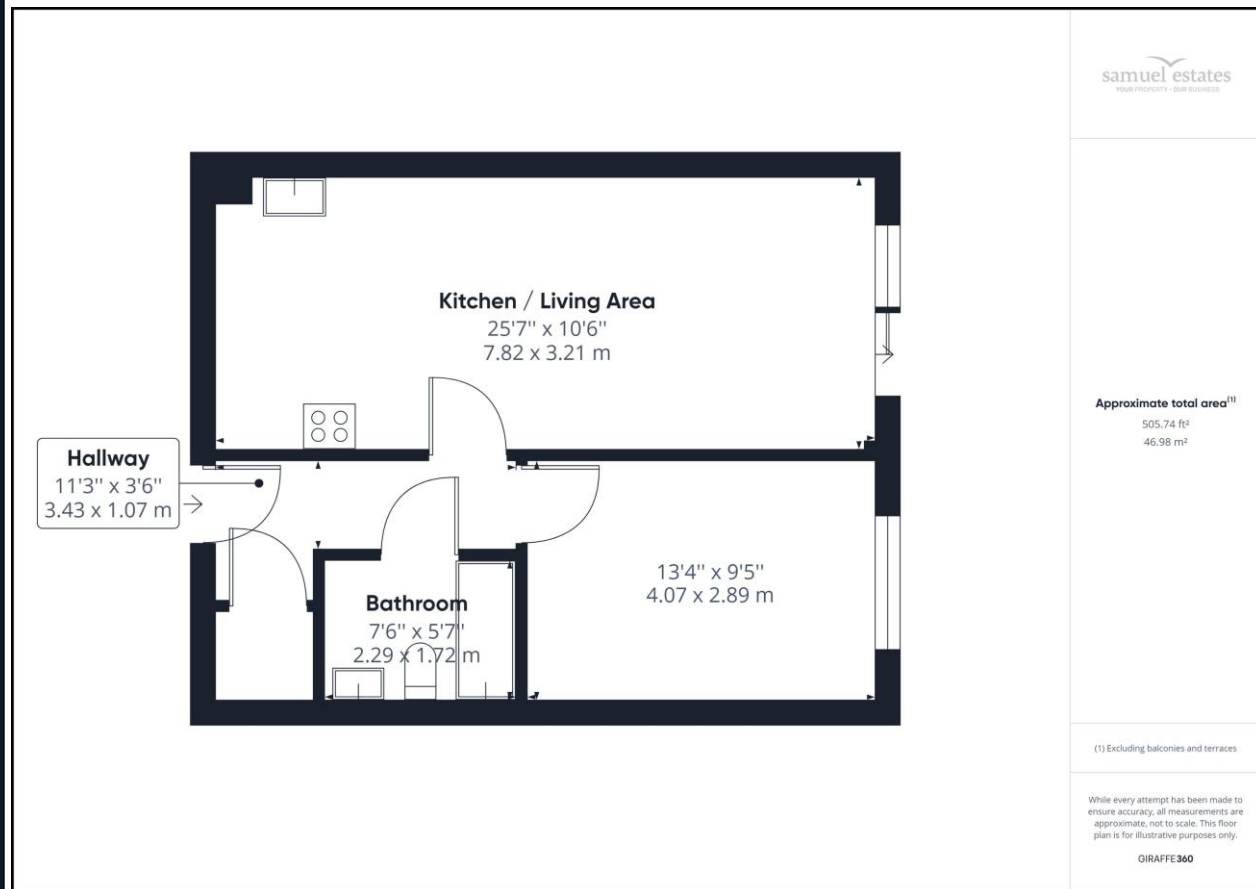
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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
☎ 020 8679 9889

