

TO LET



Vista House, 2 Chapter Way, Colliers Wood, SW19

£1,600.00 PCM



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Property Description

A modern and bright one-bedroom apartment situated on the fourth floor of the sought-after Vista House on Chapter Way, SW19. Located within the popular Abbey Mills development, the property is just minutes from Colliers Wood station on the Northern Line.

The apartment features an open-plan living area with a modern fitted kitchen, a stylish three-piece bathroom with a shower over the bath, and a spacious double bedroom. Additional benefits include a private balcony, allocated under-croft parking, and water rates included in the rent.

Exciting amenities nearby include the soon-to-open David Lloyd Health & Fitness Club just a short walk away, and a vibrant weekend Farmers & Craft Market located at the opposite end of the development beside the River Wandle. Transport links are excellent, with the Northern Line, Tramlink, and frequent bus services all within easy reach. Wimbledon town centre is approximately a 20-minute walk or just a 5-minute bus ride away.

For shopping and dining, the Tandem Centre offers a variety of popular high street stores including Starbucks, with Sainsbury's Hypermarket and Marks & Spencer conveniently located just across the road.

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

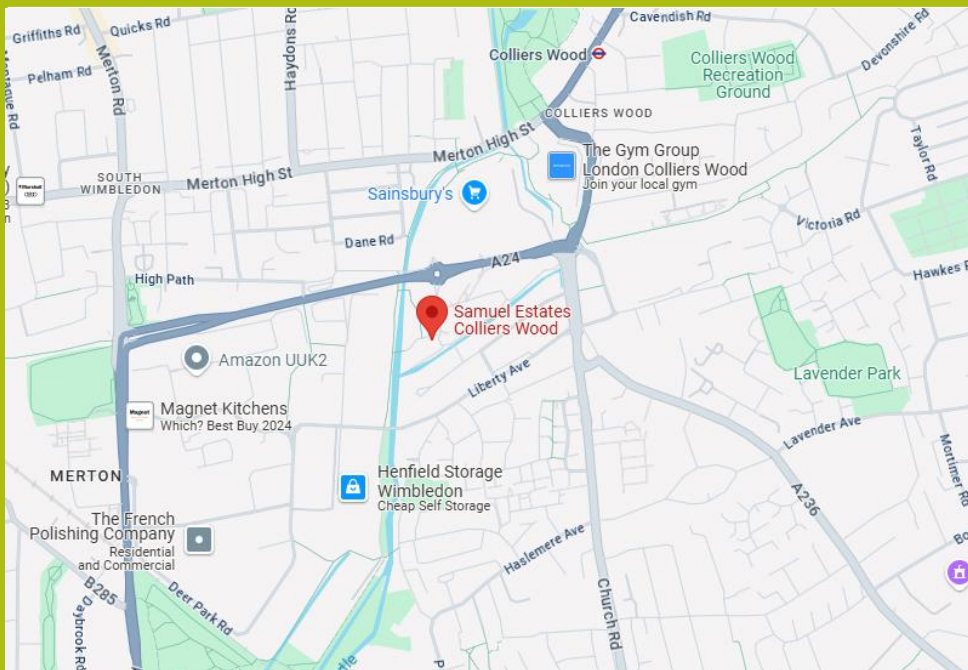
Date Available – 30/05/2025

Holding deposit amount – £369

Security Deposit amount (Five weeks rent) – £1,846.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Fourth Floor)



Construction Type
Brick



Parking
Under-croft



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



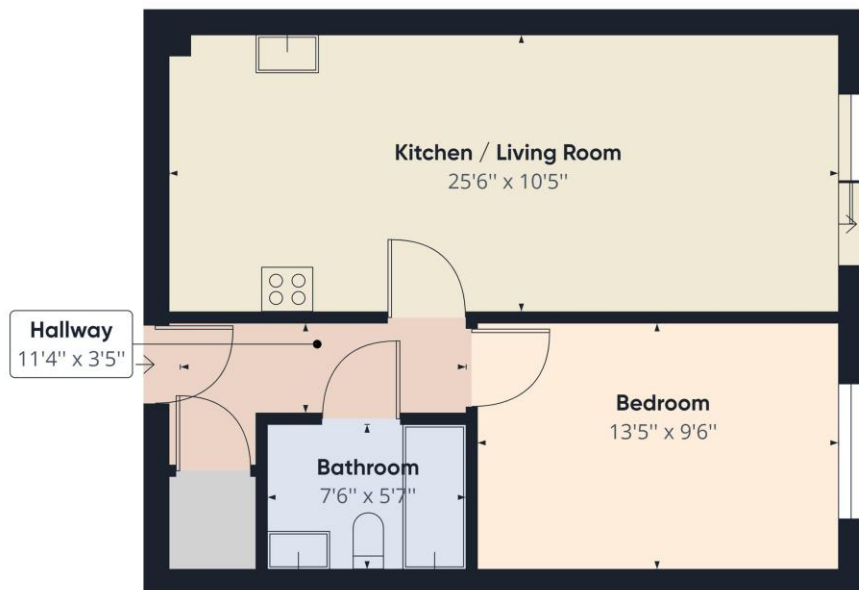
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



vista house

Approximate total area⁽¹⁾
507.15 ft²

(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.

QIRAFFE360



Energy Efficiency Rating

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

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