

TO LET



Nonsuch House, Chapter Way, SW19

£2,000.00 PCM

2
2

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Property Description

We are thrilled to present this beautiful 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, a contemporary bathroom, and two spacious bedrooms with built-in storage, 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.

With superb transport links via the Northern Line at Colliers Wood (Zone 3), convenient tram options, and extensive bus routes, this property provides effortless access to Wimbledon's rich retail, dining, and entertainment offerings.

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 – 24/05/2025

Holding deposit amount – £461.00

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

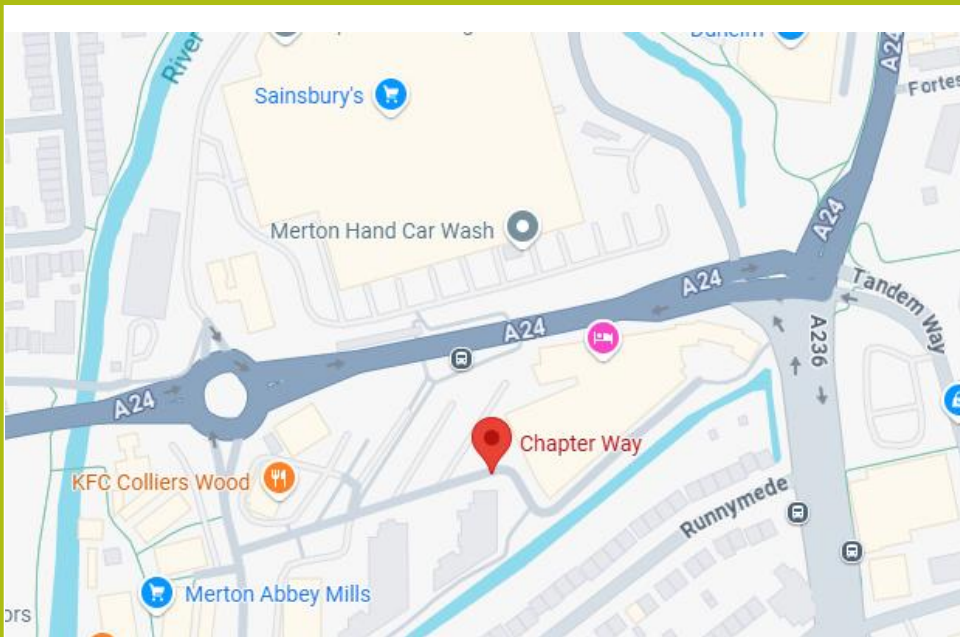
Has the property been flooded in the past five years: NO

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		84
69-80 C	71	
55-68 D		

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