

FOR SALE



Nonsuch House, Colliers Wood, SW19

GUIDE PRICE £325,000 Leasehold



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Property Description

A well-presented, modern and large one bedroom apartment in the Abbey Mills development. The property boasts of a large double bedroom, superb open plan kitchen and livingroom, modern bathroom and a balcony.

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 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

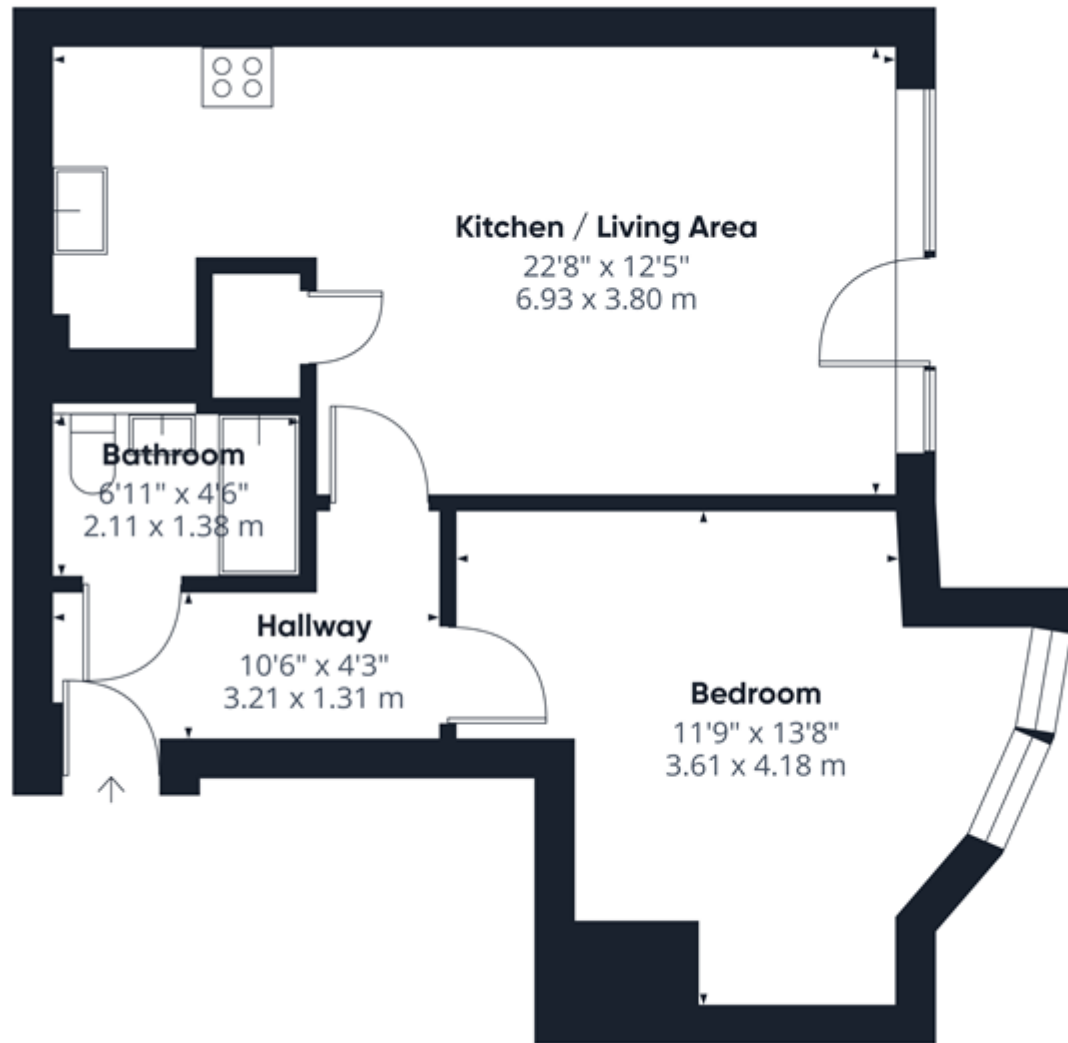
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	77	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area[®]
505 ft²
46.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360

Material Information

Tenure – Leasehold

Length Of Lease – 103 years remaining

Service Charge – £2,164

Ground Rent – £275

Building Insurance – £878

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (Purpose Build)



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



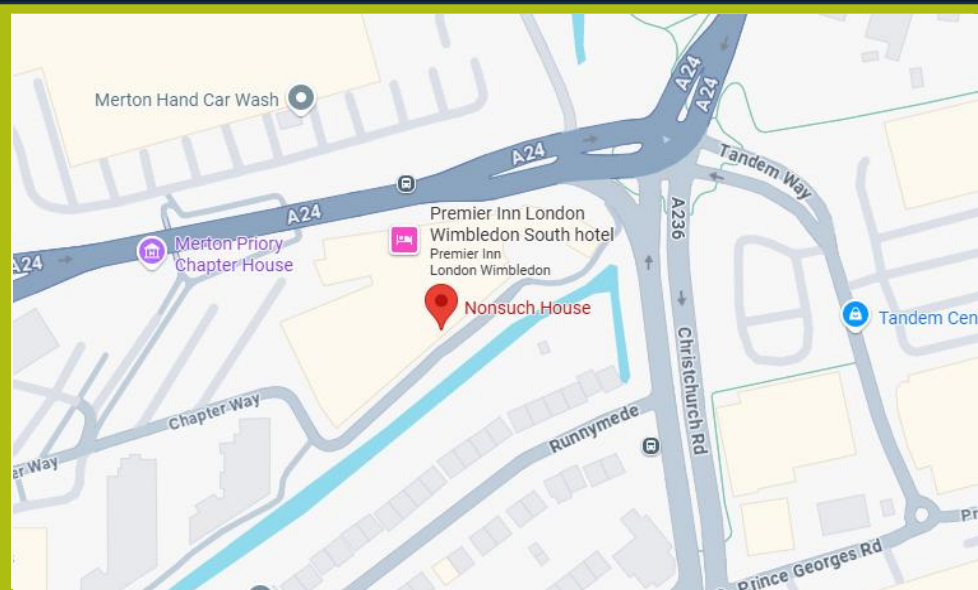
Flood Risk

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