

FOR SALE



**Nonsuch House, Colliers Wood, SW19**

**GUIDE PRICE £300,000 Leasehold**

1  
1

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# Property Description

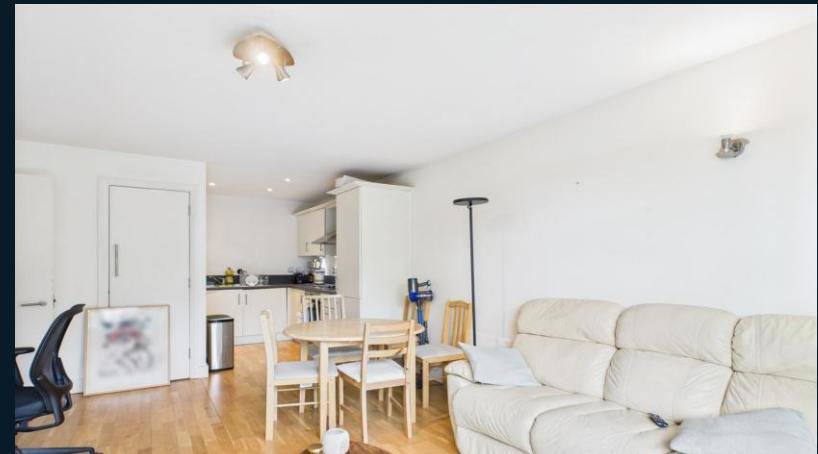
A well-presented, modern and large one bedroom apartment in the Abbey Mills development. The property boasts of a large double bedroom, superb open plan kitchen and livingroom, modern bathroom and a balcony.

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.

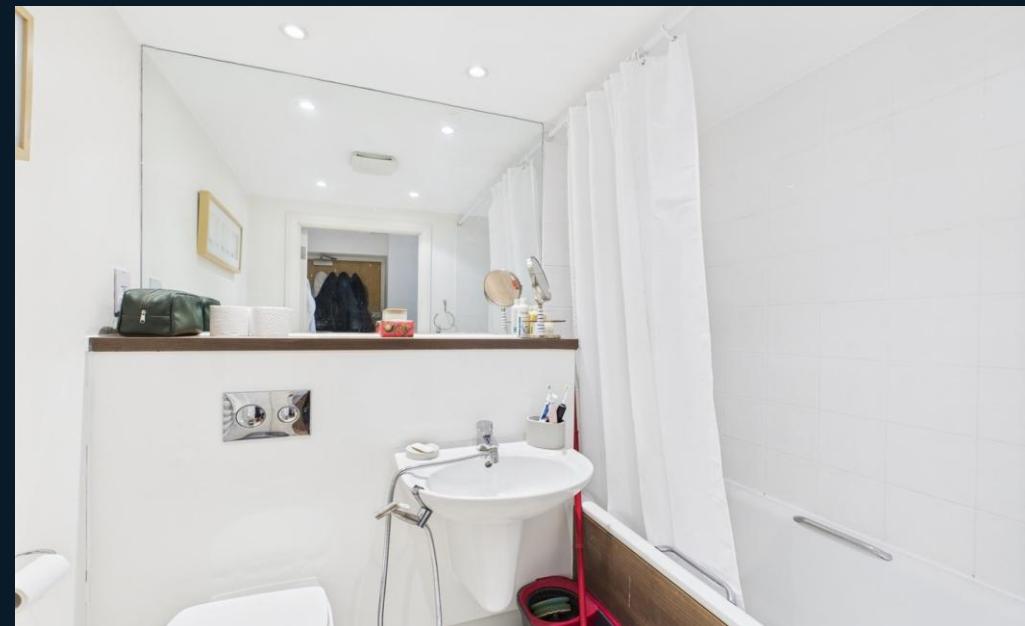
## Disclaimer

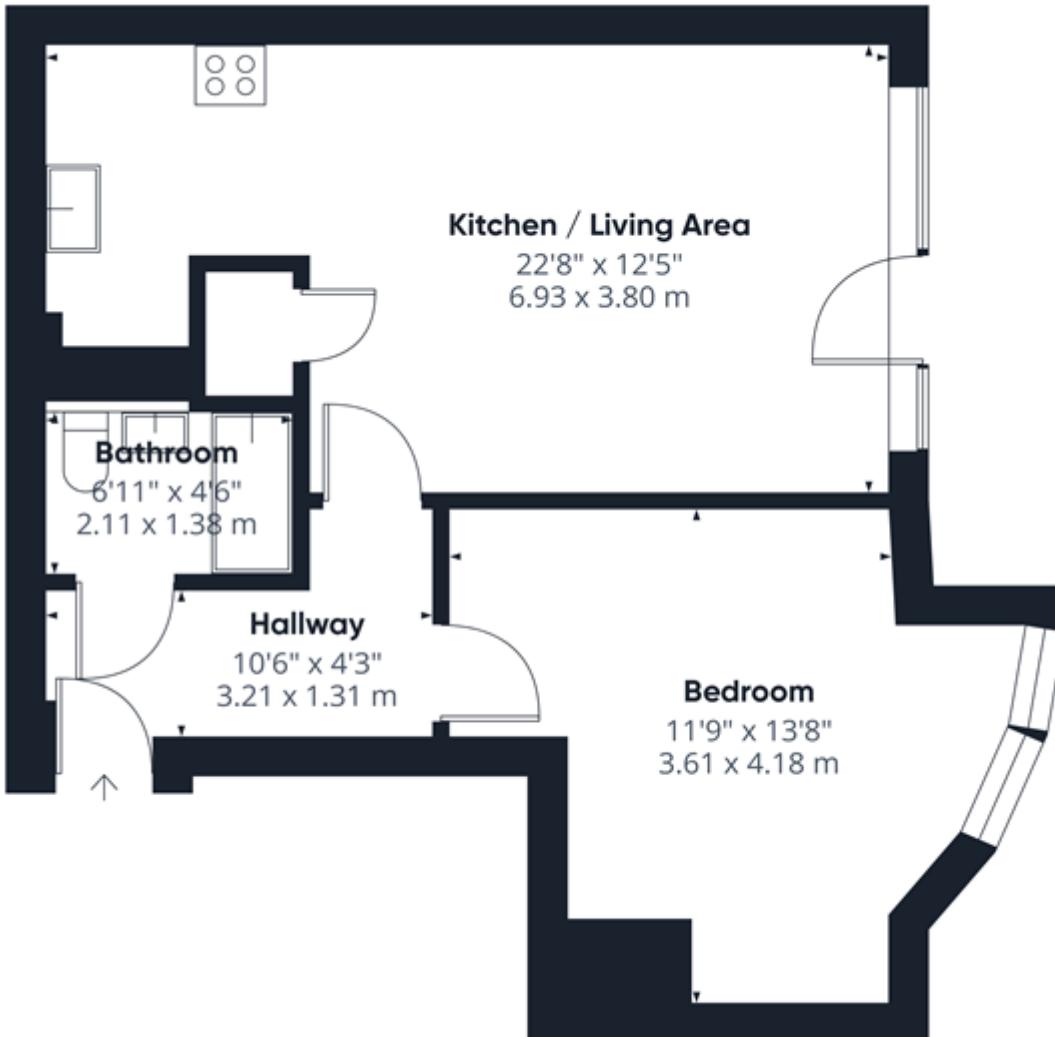
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	87	
69-80 C	77	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







Approximate total area<sup>(1)</sup>  
505 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(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



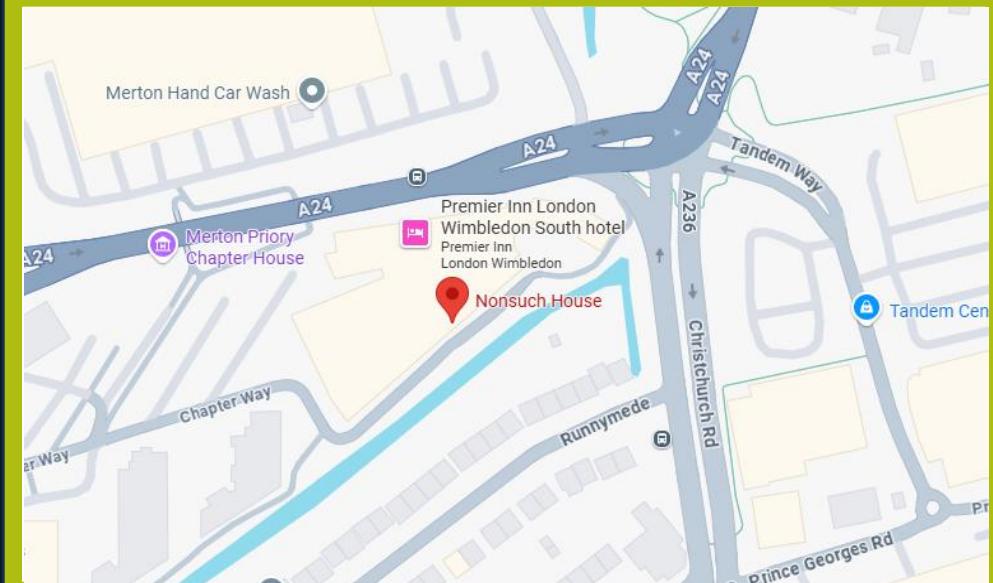
**Flood Risk**

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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