

**FOR SALE**



**Abbey Road, Colliers Wood, SW19**

**GUIDE PRICE £450,000 Leasehold**

 **3**

 **1**

**samuel estates**  
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# Property Description

Samuel Estates are delighted to present this charming first floor maisonette, set in the ever-popular Abbey Road, moments from the River Wandle and the historic Merton Abbey Mills. This home combines modern living with character, making it an ideal purchase for first-time buyers or those seeking a well-connected base.

As you step through your private entrance, stairs lead you up to a bright and spacious living/dining room at the front - perfect for entertaining or relaxing after a busy day. To the side are two generous double bedrooms, alongside a versatile third bedroom that could also serve as a home office or nursery. The property further benefits from a sleek, modern bathroom and a fully fitted contemporary kitchen. From the kitchen, stairs take you down to your own private garden, a delightful space for summer parties, evening drinks, or simply enjoying a quiet retreat. The property also boasts loft storage, a long lease, and is offered chain free, ensuring a straightforward purchase.

Abbey Road is a highly sought-after residential street with scenic riverside walks on your doorstep, linking directly to National Trust parkland. Excellent local amenities include Marks & Spencer, Sainsbury's, and a variety of independent shops and restaurants. With Colliers Wood and South Wimbledon Underground stations (Northern Line) both within easy reach, and Wimbledon Town Centre nearby, this is a property that truly delivers on location, lifestyle, and convenience.



## 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.

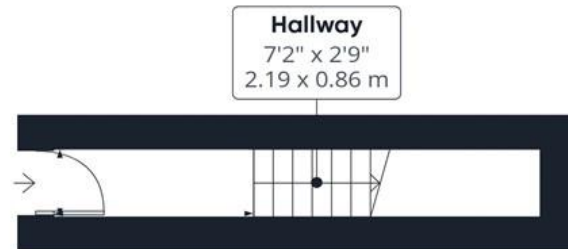
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D	68	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





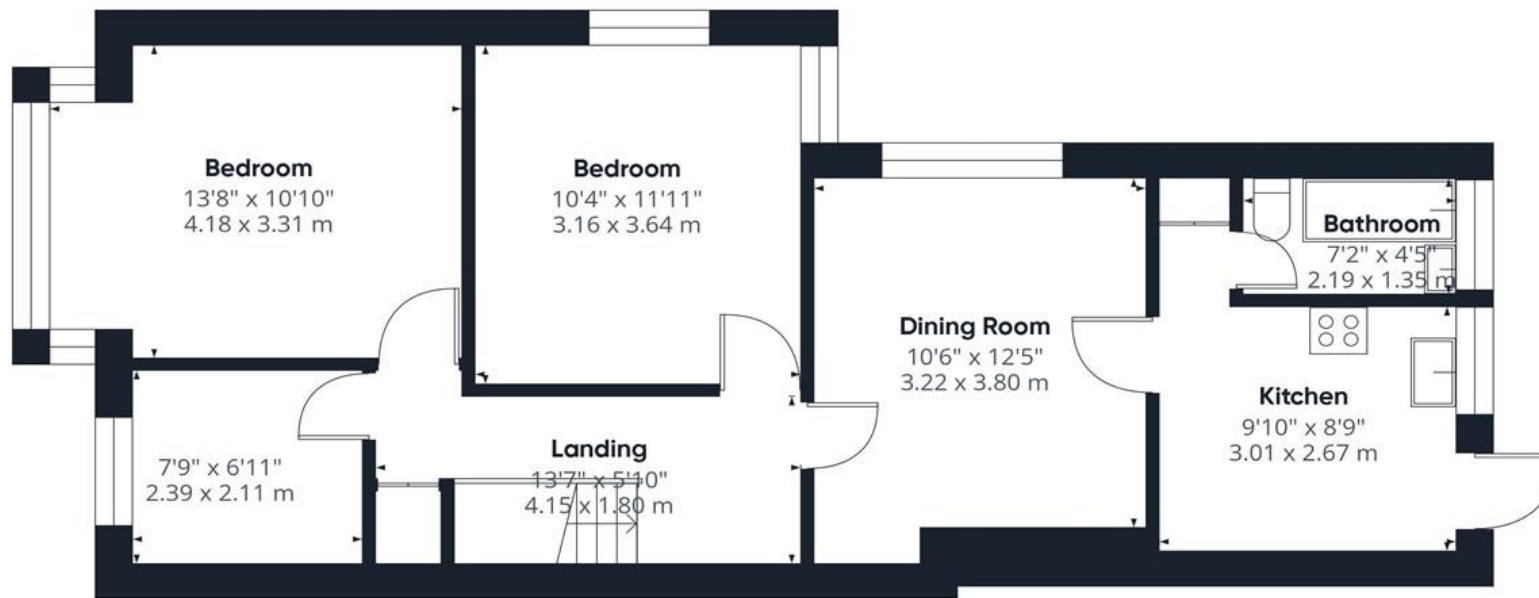






Ground Floor

**Approximate total area<sup>m</sup>**  
707 ft<sup>2</sup>  
65.8 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 900 years

**Service Charge** – nil

**Ground Rent** – £50 pa

**Building Insurance** - £471.61 pa

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Maisonette (First Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



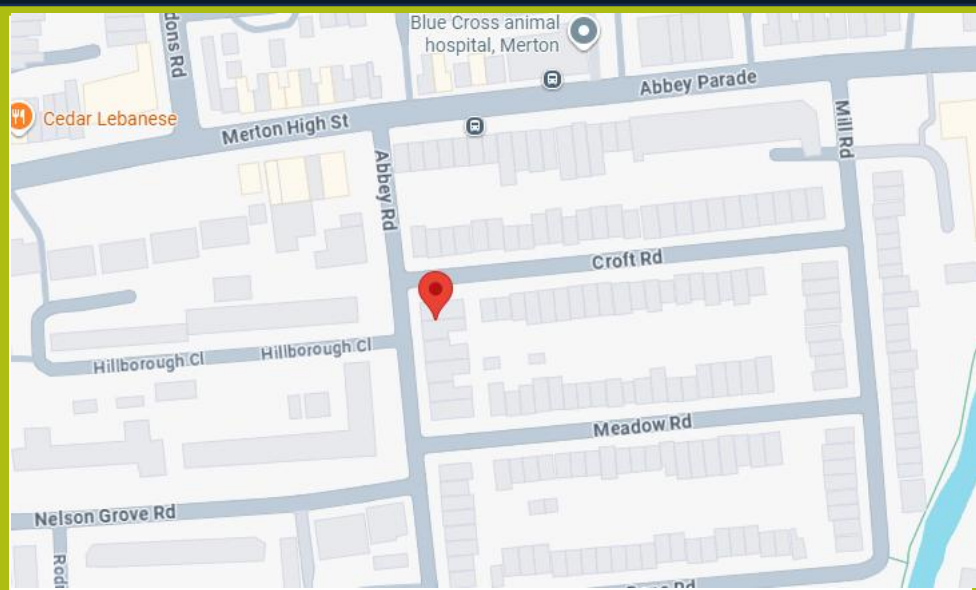
**Mobile Signal**  
Good Coverage



**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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