

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 first floor 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. This property benefits from allocated parking.

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.



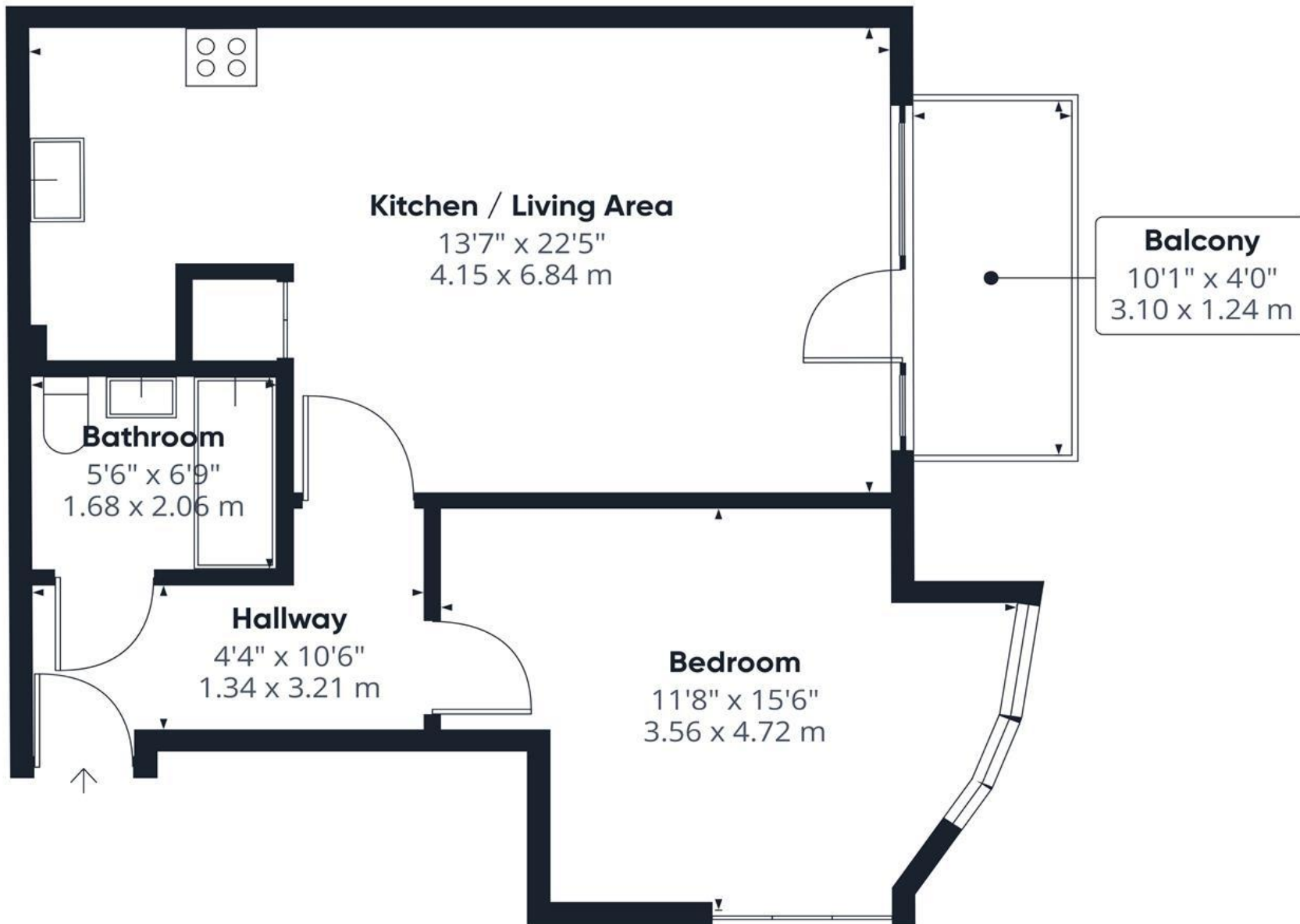
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	80	85
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.







Approximate total area⁽¹⁾

522 ft²
48.5 m²

Balconies and terraces

41 ft²
3.8 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.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 105 years remaining

Service Charge – £2430

Ground Rent – £275

Building Insurance – 130

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (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

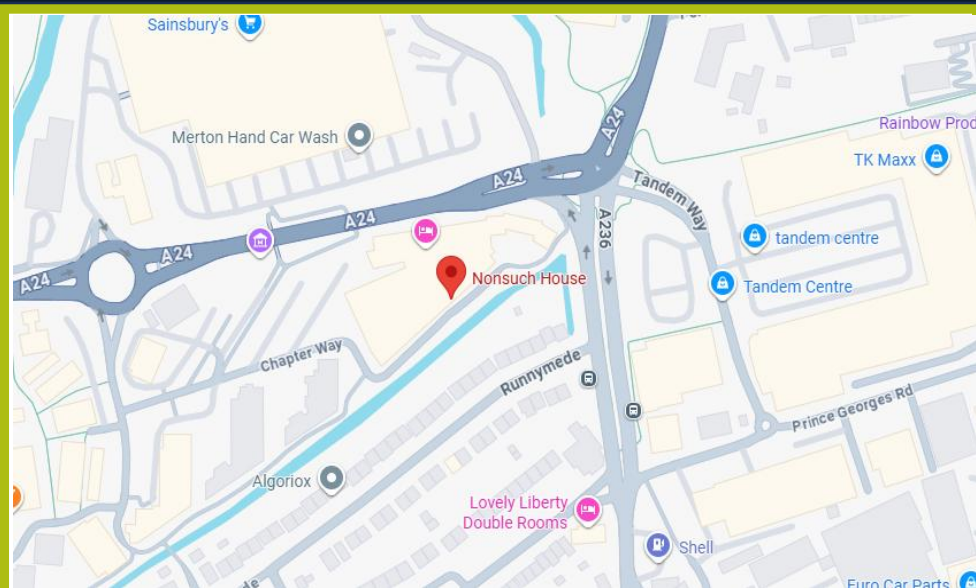


Flood Risk

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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