

TO LET



Nonsuch House, Chapter Way, Colliers Wood, SW19

£2,100.00 PCM

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Property Description

A beautifully presented and spacious two double bedroom apartment within the lovely Nonsuch House, SW19, located in the highly sought after Abbey Mills development. The property offers, modern living with a bright and large open plan reception including a modern fully fitted kitchen, two good-sized double bedroom, a stylish and modern bathroom with shower over bath and a en-suite bathroom. The added benefits include double glazed windows throughout and a private balcony.

Nonsuch House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a soon to be David Lloyds Gym (currently undergoing renovation) on the site and the weekend Farmers & Craft market there is a great lifestyle to be had! The River Wandle and the open spaces of Morden Hall Park are close by.

Excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store.

Viewings Strictly by appointment with Samuel Estates, contact us now to arrange a viewing. This property will go fast!

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

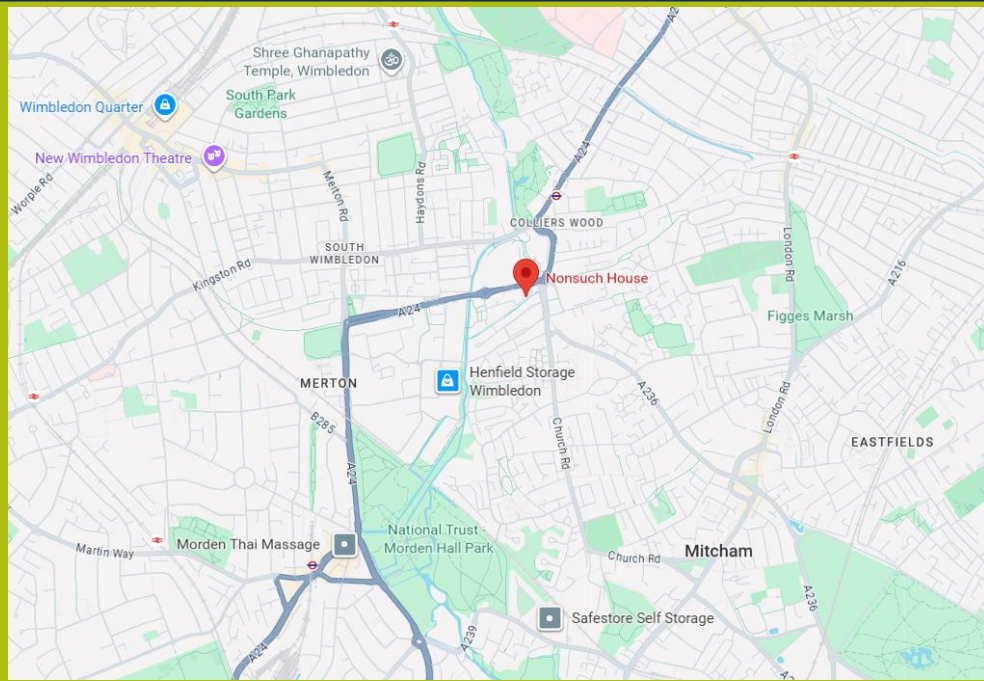
Date Available – 01/11/2025

Holding deposit amount – £461

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

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Undercroft



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage



Flood Risk

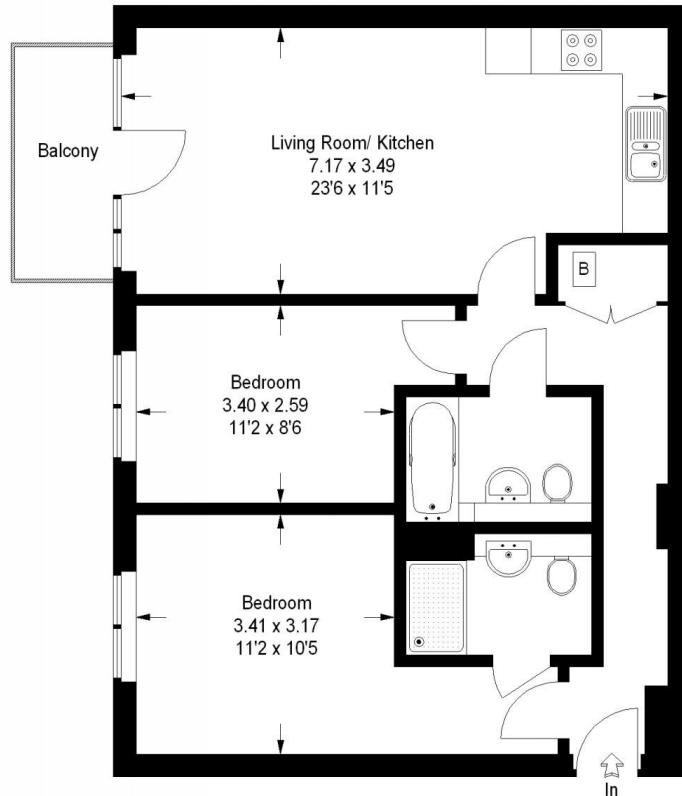
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

Nonsuch House, Chapter Way, SW19

Approximate Gross Internal Area :-
67 sq m / 721 sq ft



FLOORPLANZ © 2009 01483755510 Ref 49068

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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
☎ 020 8679 9889



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		87
69-80 C	78	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

