

**FOR SALE**



**Prospect House, Colliers Wood, SW19**

**GUIDE PRICE £425,000 Leasehold**



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# Property Description

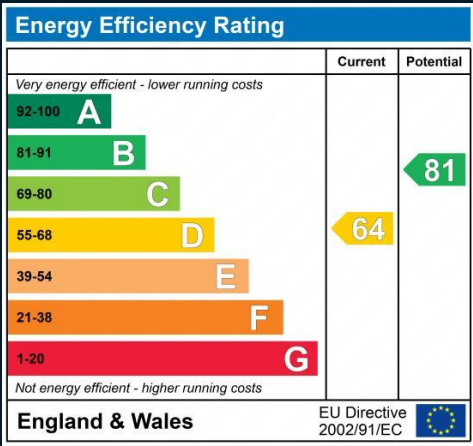
This stylish property welcomes you with an entrance hall leading to a bright open planned reception with fully integrated kitchen, two double bedrooms, two bathrooms (One en-suite), a private Balcony, exclusive allocated parking and a shared patio space and garden for residents to enjoy.

Nestled within the vibrant Abbey Mills community, Prospect 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.

Transportation links in the area are excellent, with the Northern Line, tram link, and major bus routes all within easy reach, facilitating effortless commutes and exploration of the surrounding areas. Residents can also indulge in shopping experiences at the Tandem Centre, home to popular high street retailers such as TK Maxx, Next, Boots, and Starbucks. For added convenience, the Sainsbury's Hypermarket and a flagship Marks & Spencer store are just across the road.

## Disclaimer

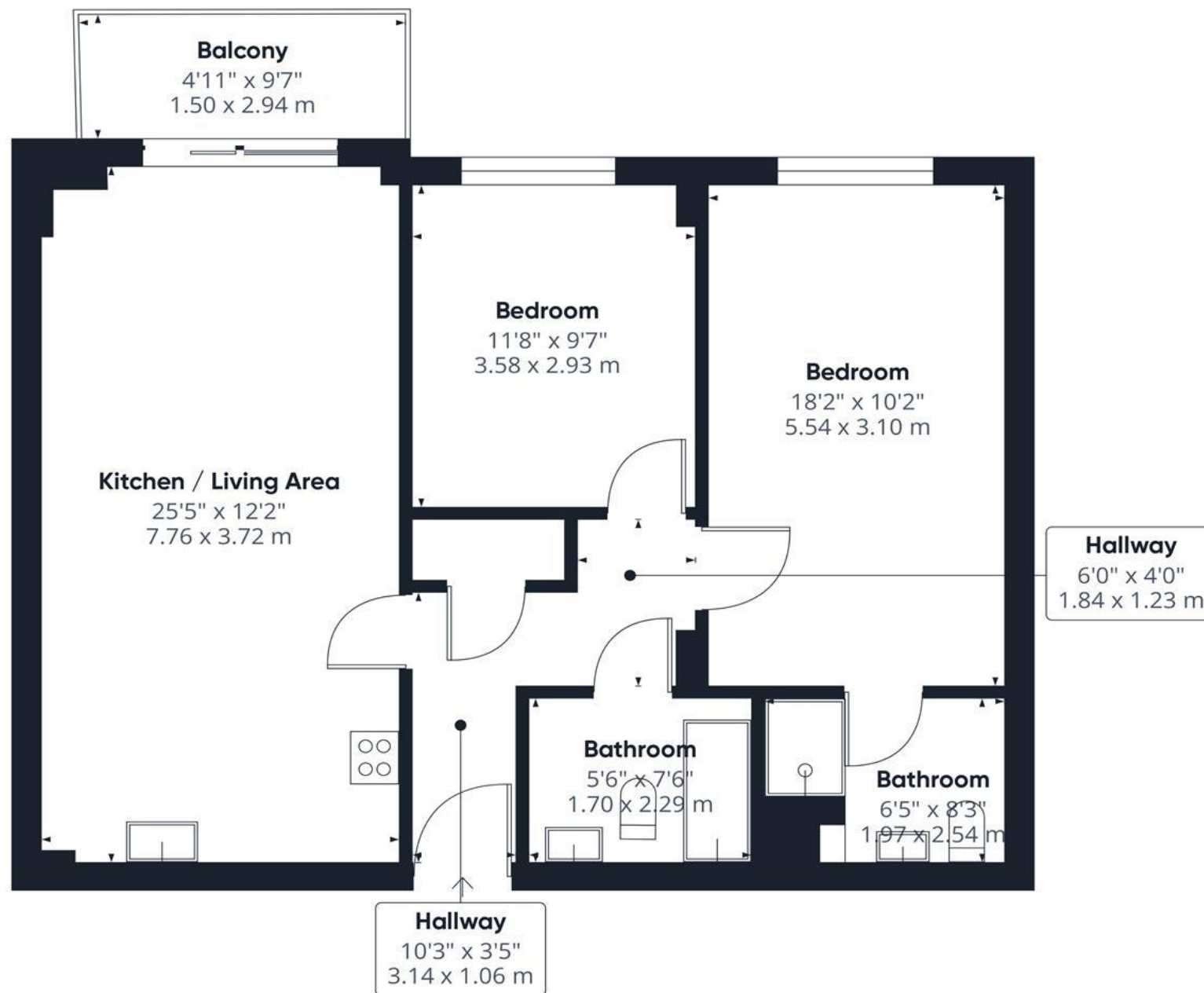
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**Approximate total area<sup>m</sup>**

777 ft<sup>2</sup>

72.2 m<sup>2</sup>

**Balconies and terraces**

47 ft<sup>2</sup>

4.4 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.

GIRAFFE360

## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 105 years remaining

**Service Charge** – £2,283

**Ground Rent** – £125

**Building Insurance** – £838

**Council Tax Band** – D

**Local Authority** – Merton Council



**Property Type**  
Flat (Second Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric  
Communal



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

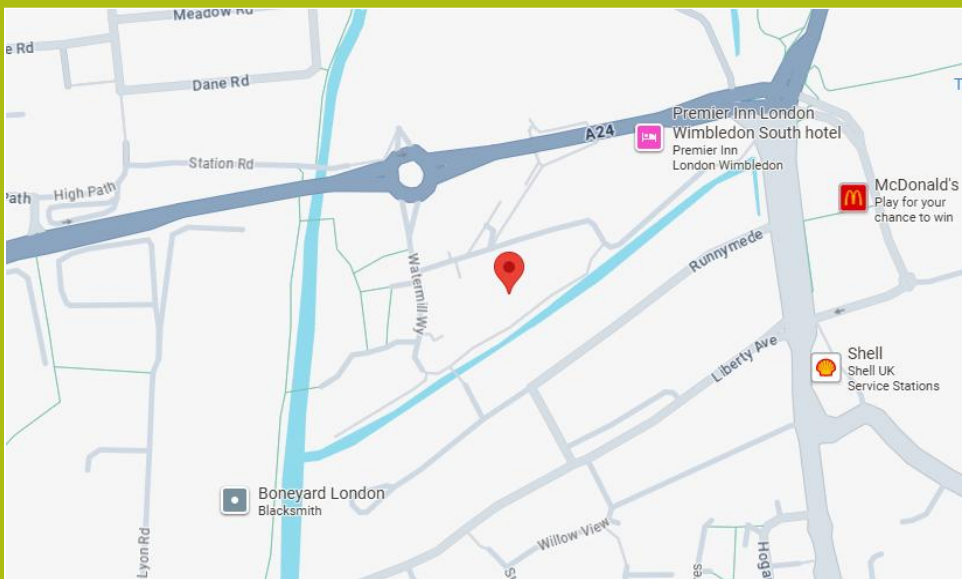


**Flood Risk**

*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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