

TO LET



Prospect House, Colliers Wood, SW19

£2,000.00 PCM

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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.

Thinking of selling your property in Colliers Wood?

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

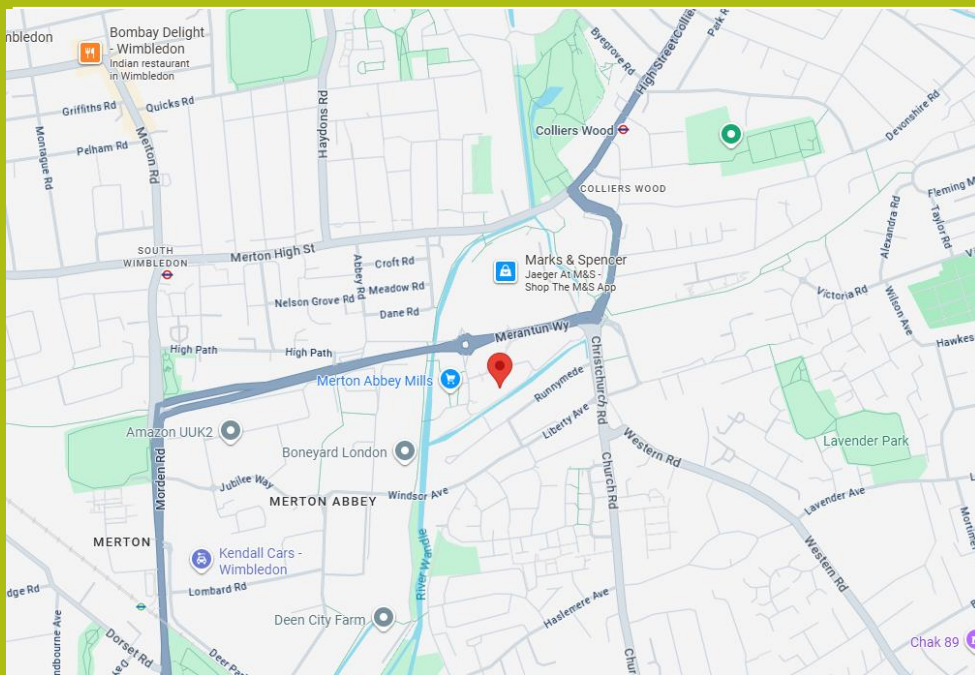
Date Available – 18/11/2025

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.69

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



Mobile Signal
Good Coverage

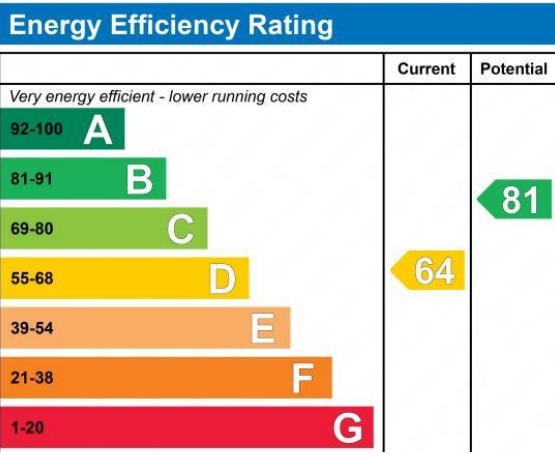
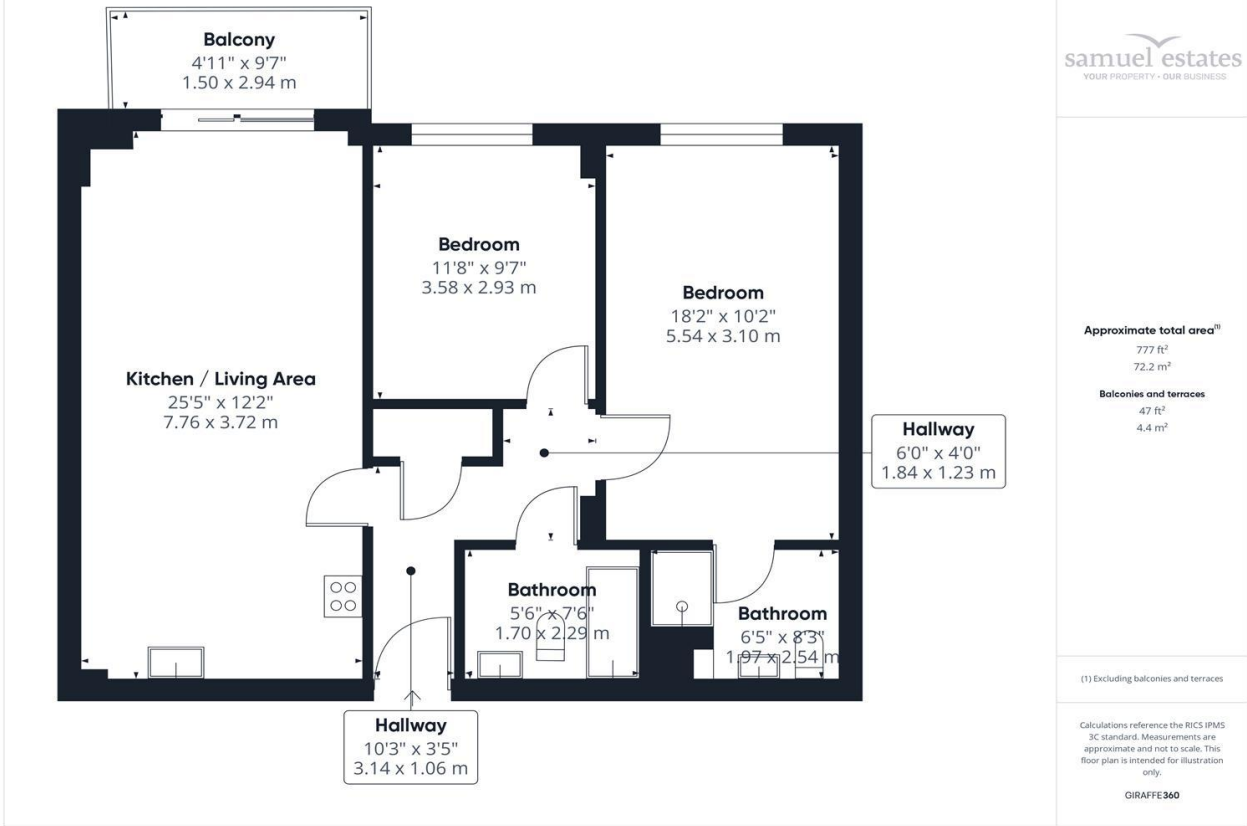


Flood Risk

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



Proposed Development in Immediate Locality?
None



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

