

TO LET



Bennets Courtyard, Watermill Way SW19 2RW

£1,700.00 PCM



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Property Description

A lovely one bedroom ground floor 'Atrium' style apartment in the award winning Bennets Courtyard, part of the Abbey Mills development just minutes from the Northern Line at Colliers Wood station. The apartment enjoys a ground floor position oak floored and a carpeted bedroom. The apartment has floor to ceiling glass 'atrium style' enjoying lots of natural light.

There is also a residents podium garden to enjoy.

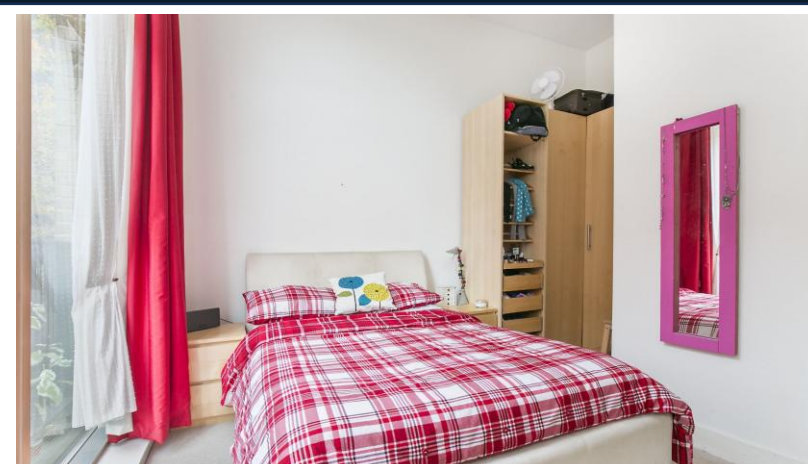
Bennets Courtyard is part of Abbey Mills, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a Nuffield Active Health Club a stones throw away and the weekend Farmers & Craft market there is a great lifestyle to be had!

Excellent transport links with the Northern Line at Colliers Wood, Tram link close by and on the main bus network. A 20 minute walk into the centre of Wimbledon or a 5 min bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury Hypermarket and Marks & Spencer stores are just a 2 minute stroll across the road.

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

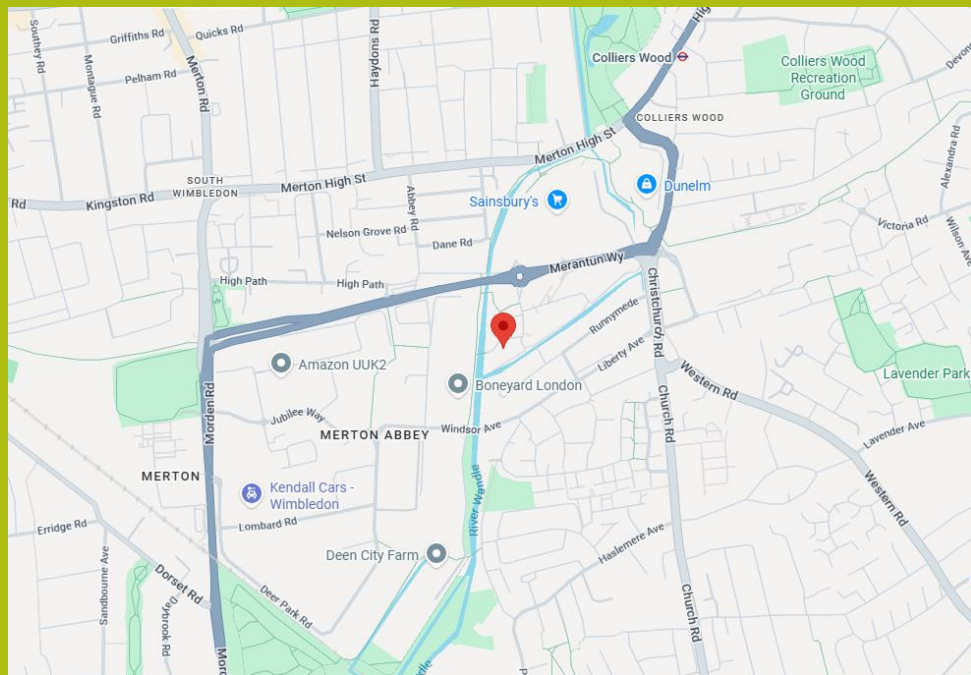
Date Available – 19/01/2026

Holding deposit amount – £392

Security Deposit amount (Five weeks rent) – £1,961.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (Purpose Build)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Fiber



Mobile Signal

Excellent



Flood Risk

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



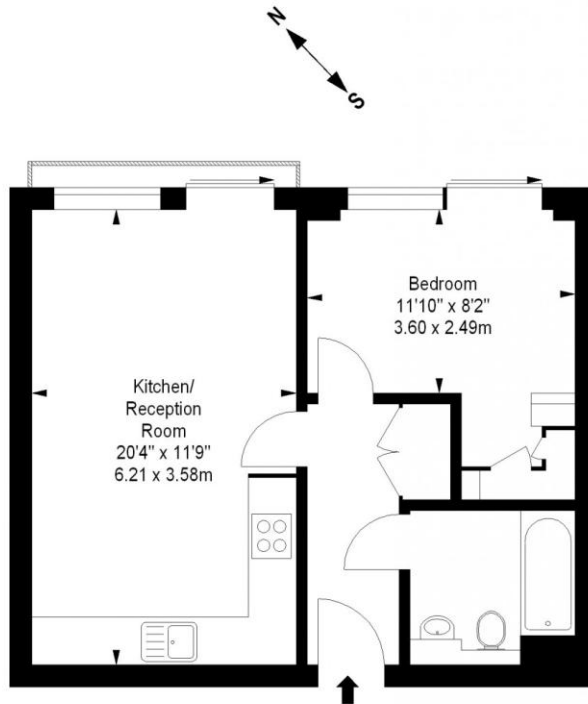
**Proposed Development
in Immediate Locality?**

None

Bennets Courtyard, SW19

Approximate gross internal area

485 sq ft / 45.06 sq m



Ground Floor

Illustration For Identification Purposes Only. Not To Scale
*Floorplan Drawn According To RICS Guidelines



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	67	77
39-54 E		
21-38 F		
1-20 G		

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

