

## Chapter Way Colliers Wood, SW19 2RY

£600,000 Leasehold



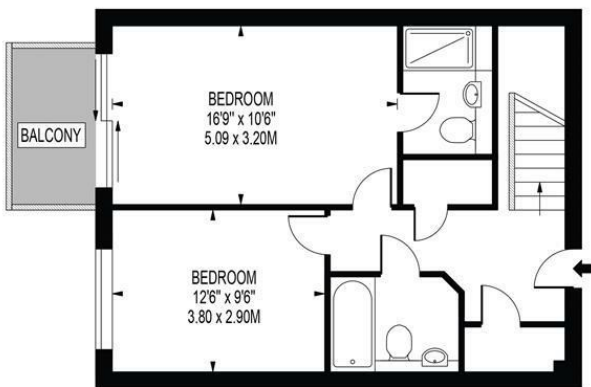
**A simply stunning two double bedroom, two bathroom duplex Penthouse over the top two floors of Vista House located within the award winning and highly sought after Merton Abbey Mills development. The property boasts two large double bedrooms with the master bedroom having the benefit of a private balcony and an en-suite bathroom. In addition there is also a large family/guest bathroom on the lower floor. Modern fully fitted kitchen, a large reception with a West facing and private roof terrace providing uninterrupted peaceful Surrey views and off street parking.**

## VISTA HOUSE, CHAPTER WAY COLLIERS WOOD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 972 SQ FT - 90.28 SQ M



SIXTH FLOOR



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Duplex Penthouse
- Two Double Bedrooms
- Two Terraces
- Allocated Parking
- Far Reaching Views
- Close To Tube Station
- EPC Rating : D
- Merton Council Tax Band : E
- Lease : 125 Years From 01 January 2004
- Ground Rents (Per Annum) : £250. Service Charges (Per Annum) : £2340 (Inc. Parking Permit)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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