

TO LET



Prospect House, Colliers Wood, SW19

£2,500.00 PCM

 **2**

 **2**


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Property Description

A beautifully presented two bedroom, two bathroom duplex penthouse situated over the top 2 floors of Prospect House in the award winning 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.

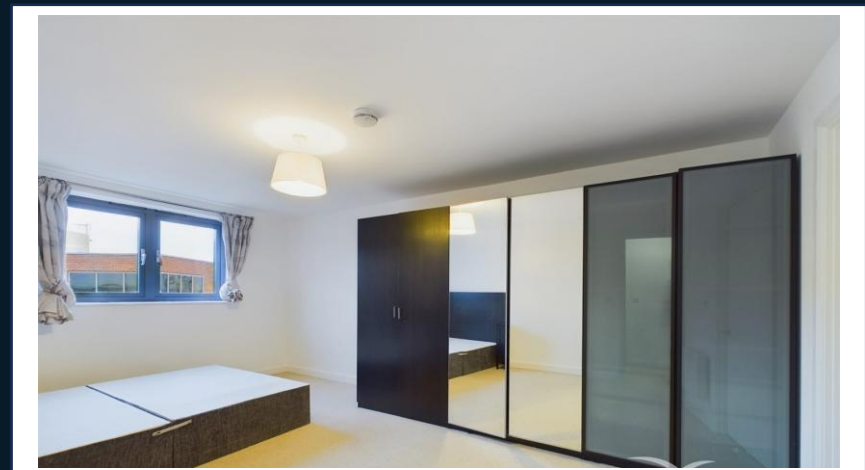
The top floor has a very spacious open-plan reception and dining area that flows into a fully integrated kitchen. Full height glazing windows lead out onto a large private patio terrace with incredible views out over South London. The property also has the added benefit of a large private under-croft parking space.

Prospect House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!

This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsbury's and a Marks & Spencer.

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

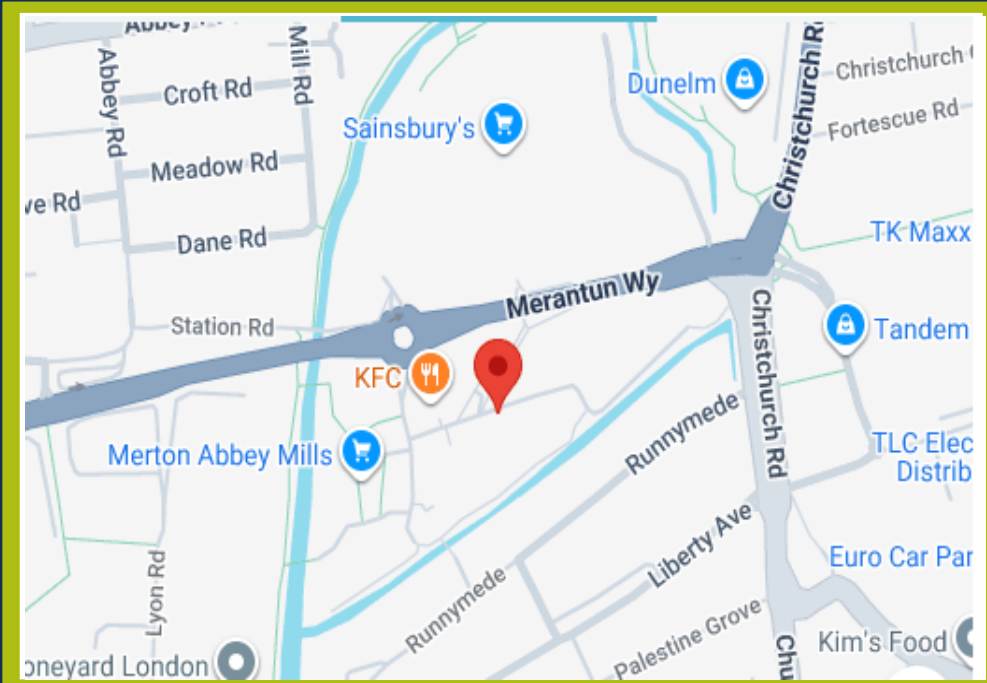
Date Available – 31/07/2026

Holding deposit amount – £576.00

Security Deposit amount (Five weeks rent) – £2,884.00

Council Tax Band – E

Local Authority – Merton Council



Property Type

Flat (Top Floor Flat)



Construction Type

Brick



Parking

Allocated Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Fibre



Mobile Signal

Excellent



Flood Risk

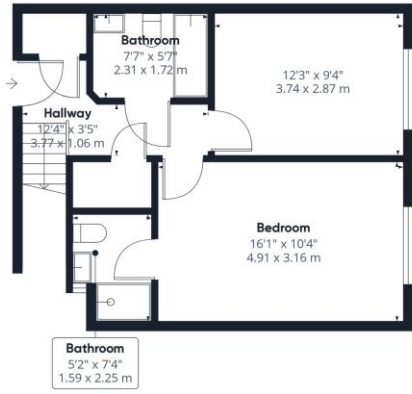
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1

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Approximate total area⁽¹⁾

866.17 ft²
80.47 m²

Balconies and terraces

130.14 ft²
12.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	79
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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45 Bedford Hill,
London, SW12 9EY

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Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 020 8679 9889

