

FOR SALE



Bennets Courtyard, Watermill Way, SW19

GUIDE PRICE £450,000 Share of Freehold

 **2**

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Property Description

This exquisite newly refurbished two-bedroom, two-bathroom apartment with parking is located on the second floor of Bennets Courtyard next to the River Wandle. The property boasts a contemporary open-plan living space offering beautiful views of the river and a delightful residents podium garden.

Step inside to discover an exceptionally spacious layout, where both the master bedroom and second bedroom feature floor-to ceiling windows, inviting abundant natural light to illuminate the interiors. The fully integrated kitchen comes equipped with modern appliances, promising convenience and style.

Situated within the vibrant Abbey Mills development, Bennets Courtyard enjoys proximity to the historic Merton Abbey Mills Market and the scenic River Wandle, offering residents a vibrant and culturally rich environment to call home. Additionally, the nearby weekend farmers' and craft market contribute to a vibrant lifestyle.

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

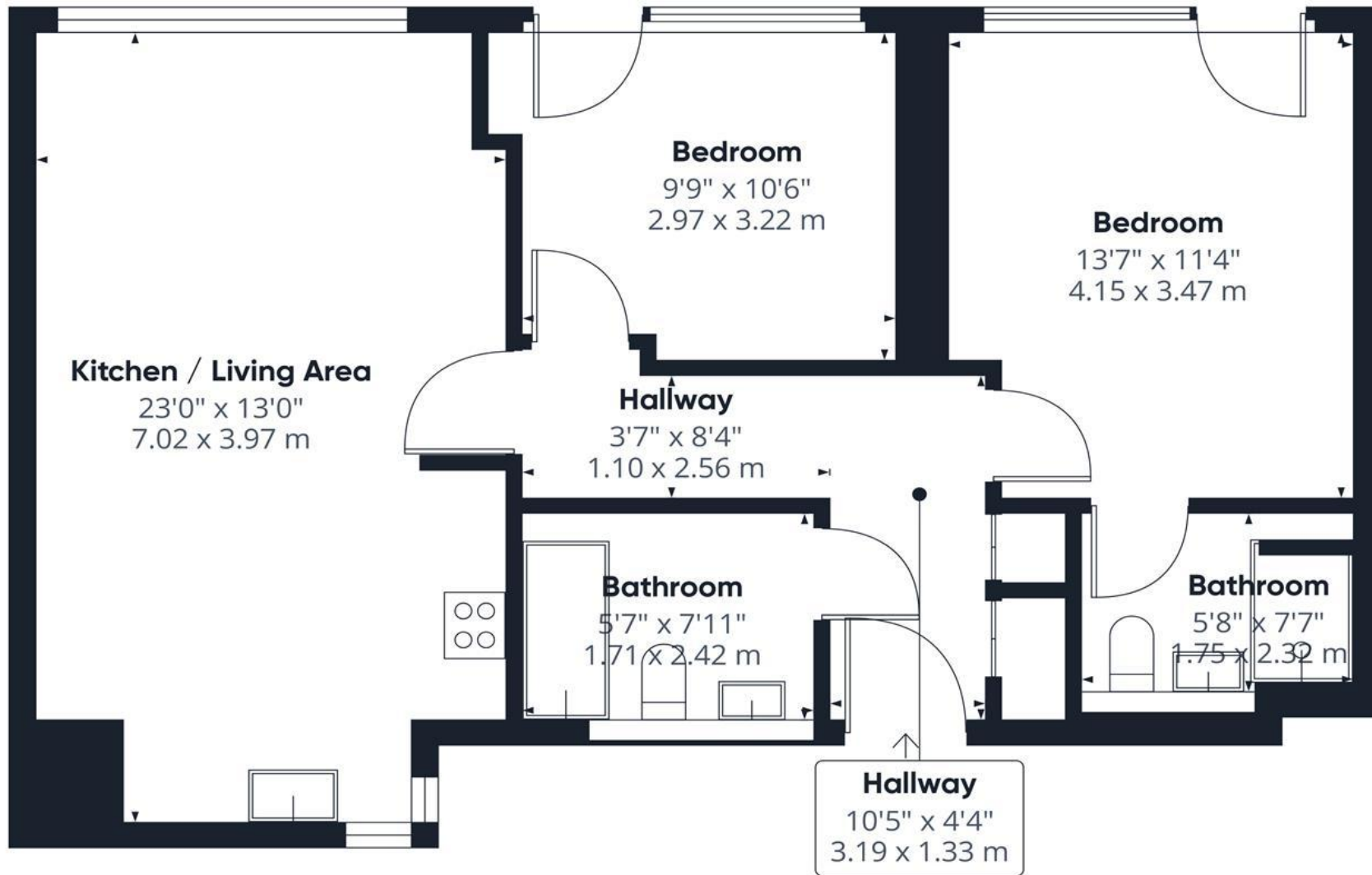
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C	80	85
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Approximate total area⁽¹⁾
722 ft²
67.1 m²

(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 (with a Share of Freehold)

Length Of Lease – 102 years remaining

Service Charge – £4,840

Ground Rent – £0

Council Tax Band – E

Local Authority – Merton Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
Allocated Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Heating



Broadband
Standard/ Superfast/
Ultrafast



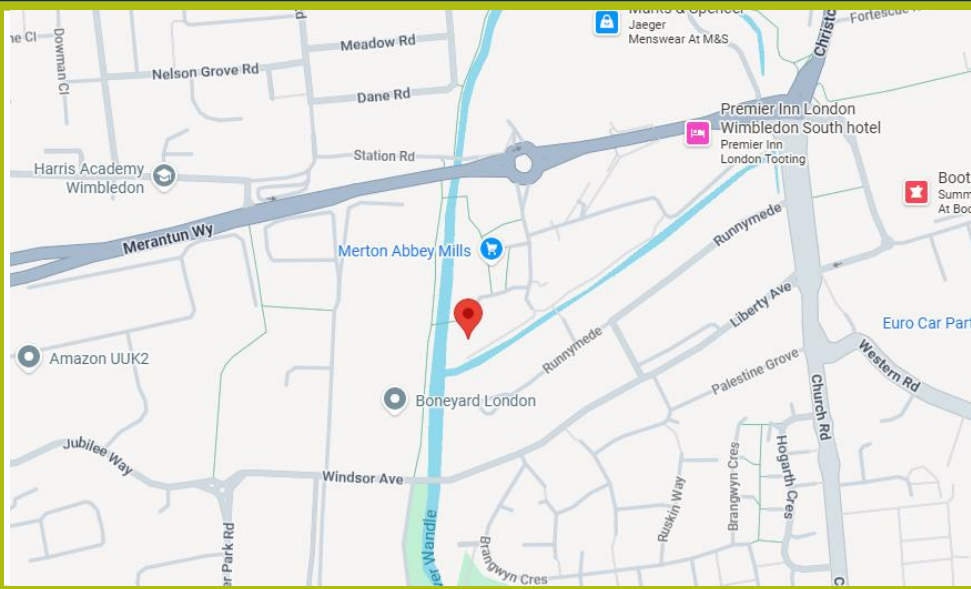
Mobile Signal
Good Coverage



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

