

FOR SALE



Nonsuch House, Chapter Way, SW19

Offers In Excess Of £275,000 Leasehold

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Property Description

Offered to the market Chain Free this stunning one-bedroom ground floor apartment is set within the sought-after Abbey Mills Development.

This delightful property features an entrance hall, a south-facing reception room flooded with natural light, a fully integrated kitchen, a contemporary bathroom, and a bedroom with built-in storage.

Nonsuch House is part of the vibrant Abbey Mills community, located beside the historic Merton Abbey Mills Market and the picturesque River Wandle. Residents benefit from on-site amenities such as the David Lloyd’s and enjoy a lively weekend Farmers & Craft Market. The nearby River Wandle and open spaces of Morden Hall Park provide beautiful settings for outdoor activities. Retail enthusiasts will appreciate the great shopping options at The Tandem Centre, featuring many high street stores including Starbucks.

The property boasts excellent transport links with the Northern Line at Colliers Wood (Zone 3), as well as nearby tram links and extensive bus networks. A short walk or quick bus ride takes you to the centre of Wimbledon, known for its extensive retail and social offerings along with superb transport connections.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C	71	
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





Kitchen / Living Area

6'10" x 8'8"
2.10 x 2.64 m



Kitchen / Living Area

15'8" x 12'5"
4.78 x 3.79 m

Bathroom

6'10" x 5'6"
2.09 x 1.69 m

Hallway

10'6" x 4'3"
3.21 x 1.32 m

Bedroom

16'0" x 12'9"
4.88 x 3.90 m

Approximate total area⁽¹⁾

506.05 ft²
47.01 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.

GIRAFFE 360

Material Information

Tenure – Ground Floor Flat

Length Of Lease – 101 years remaining

Service Charge – £3,230.42

Ground Rent – £200

Council Tax Band – C

Local Authority – Merton Council



Property Type

Apartment (Ground Floor)



Construction Type

Brick



Parking

No Parking



External Wall Survey

YES



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric Communal



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



Flood Risk

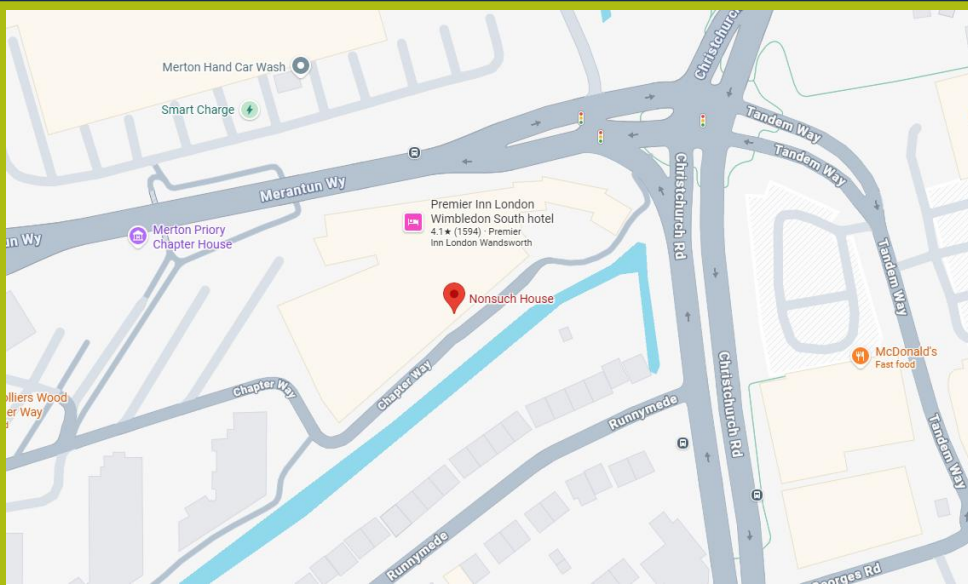
Has the property been flooded in the past five years: NO

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



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