

**FOR SALE**



Samuel Estates  
Lettings & Sales

**Vista House, Chapter Way, London SW19**

**Offers in Excess of £300,000 Leasehold**

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**Samuel Estates**  
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# Property Description

This gorgeous first floor, one bedroom apartment situated within the Abbey Mills Development, Colliers Wood, SW19 offers a well-presented reception, modern bathroom, kitchen, a private terrace leading onto a communal podium and an under-croft parking space.

Vista House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a David Lloyds Gym on the site and the weekend Farmers & Craft market there is a great lifestyle to be had! The River Wandle and the open spaces of Morden Hall Park are close by.

Excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store.



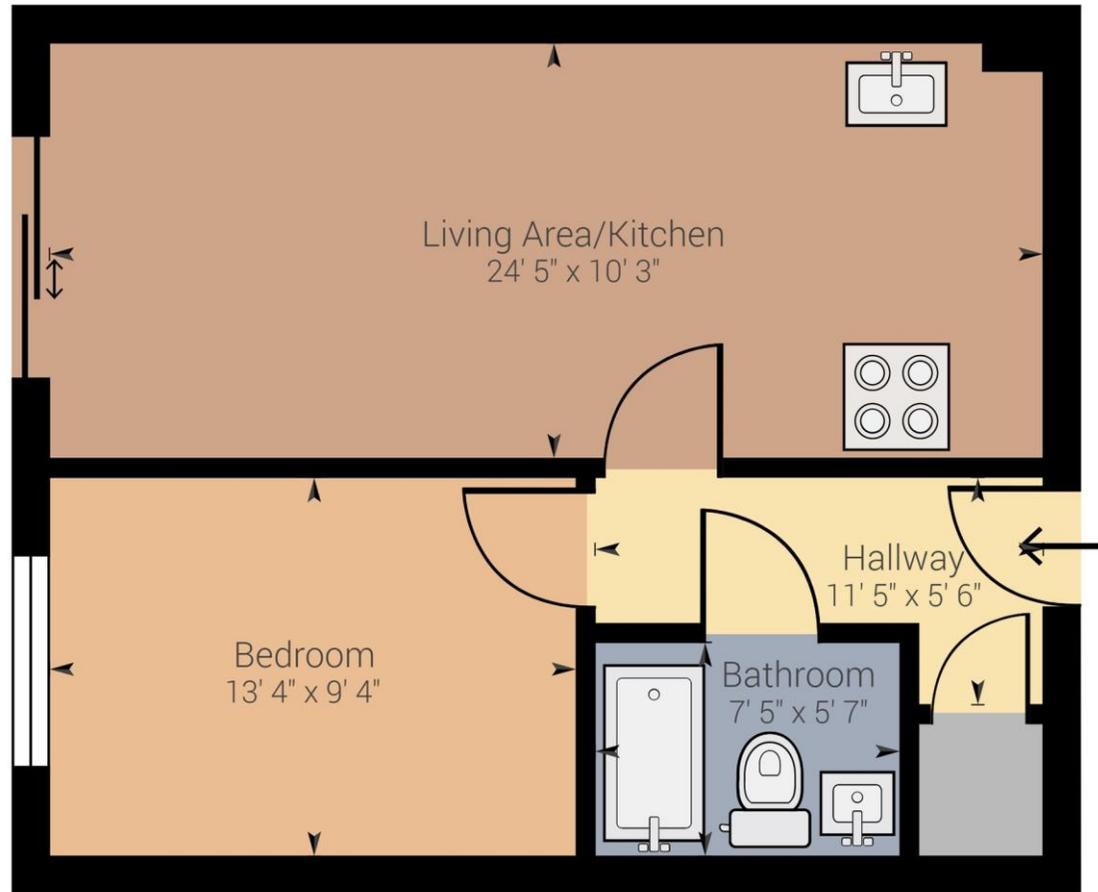
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		82
69-80 <b>C</b>	72	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

## 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.







Address: Vista House, SW19

Approximate net internal area: 494.2 ft<sup>2</sup> / 45.91 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 103 years remaining

**Service Charge** – £1,943.32 (includes parking space)

**Ground Rent** – £300 (includes parking space)

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Flat (First Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

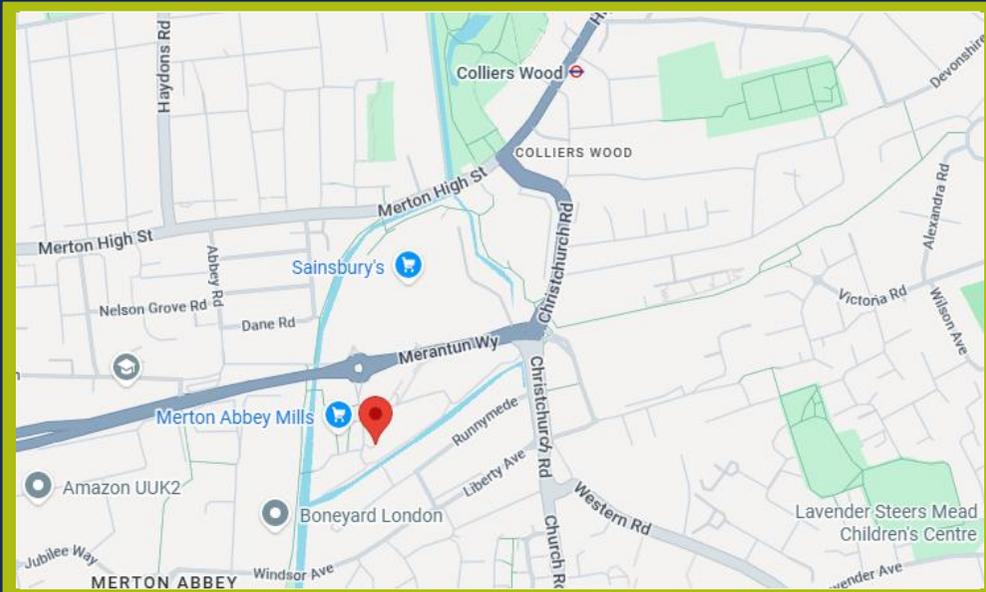


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Level of risk: 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

