

TO LET



Bennets Courtyard, Watermill Way, SW19

£1,850.00 PCM

 **1**

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Property Description

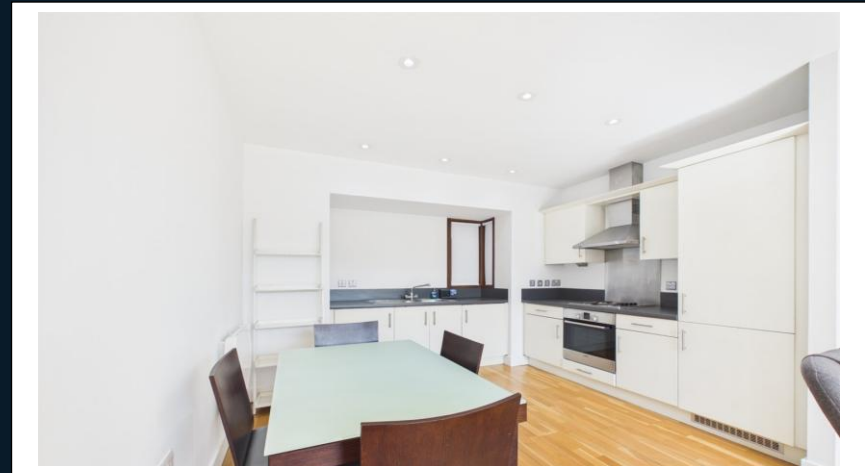
This stunning one double bedroom apartment situated on the second floor of this award-winning, highly sought after development adjacent to the River Wandle. The property offers, modern open-plan Kitchen/Living Room, a modern and stylish bathroom and a good sized double bedroom. Added benefits include floor to ceiling windows throughout allowing in an abundance of natural light, hard wood flooring in each room and a beautiful communal garden.

Bennets Courtyard is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a David Lloyd Health Gym *additional membership* 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, Morden Road 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 the likes of TK Maxx and Starbucks Coffee Store.

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

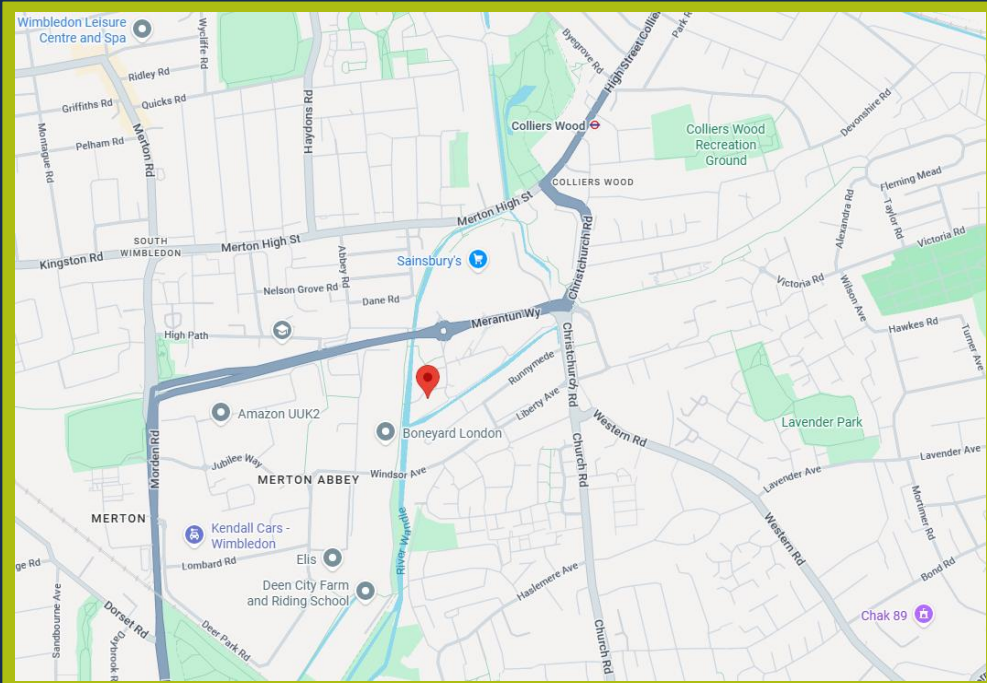
Date Available – 27/06/2026

Holding deposit amount – £426

Security Deposit amount (Five weeks rent) – £2,134

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

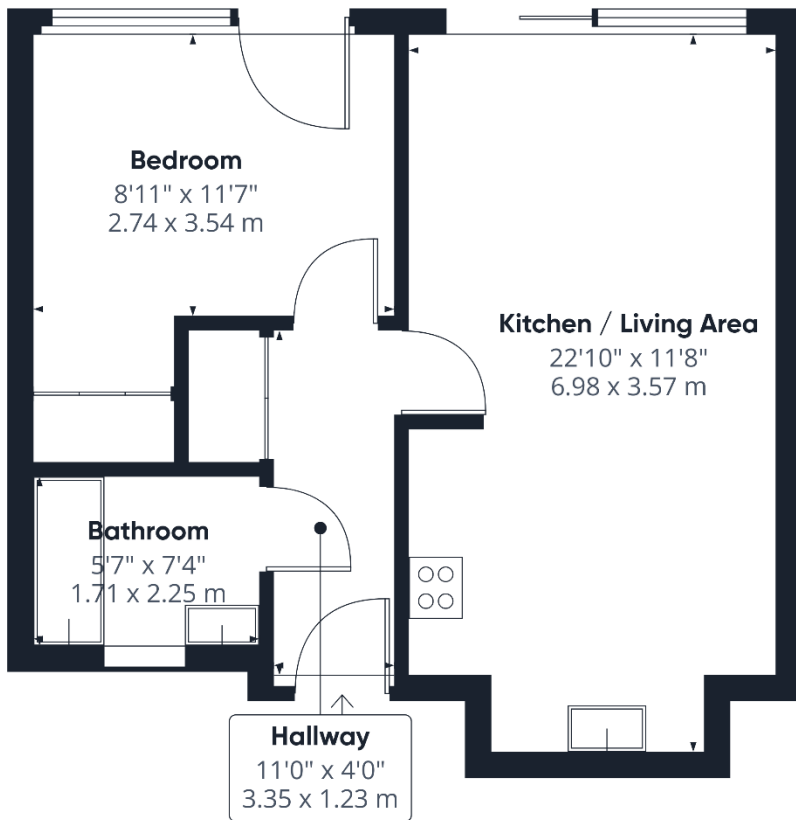
Has the property been flooded in the past five years: NO

Level of Risk: None



Proposed Development in Immediate Locality?

None



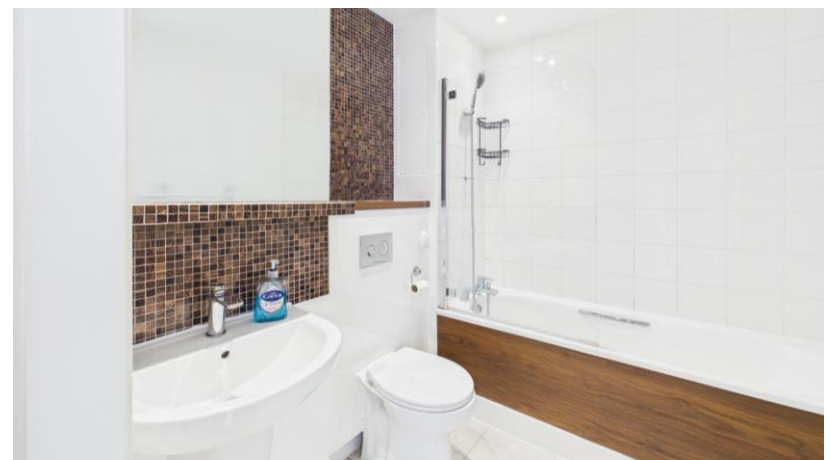
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Approximate total area⁽¹⁾
484 ft²
45 m²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	69	71
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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

☎ 020 8679 9889

