

**FOR SALE**



**Vista House, Chapter Way, Merton, SW19**

**GUIDE PRICE £300,000 Leasehold**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS


# Property Description

This gorgeous first floor, double bedroom apartment situated within the Abbey Mills Development is offered chain free. This property boasts a well presented living room, 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.



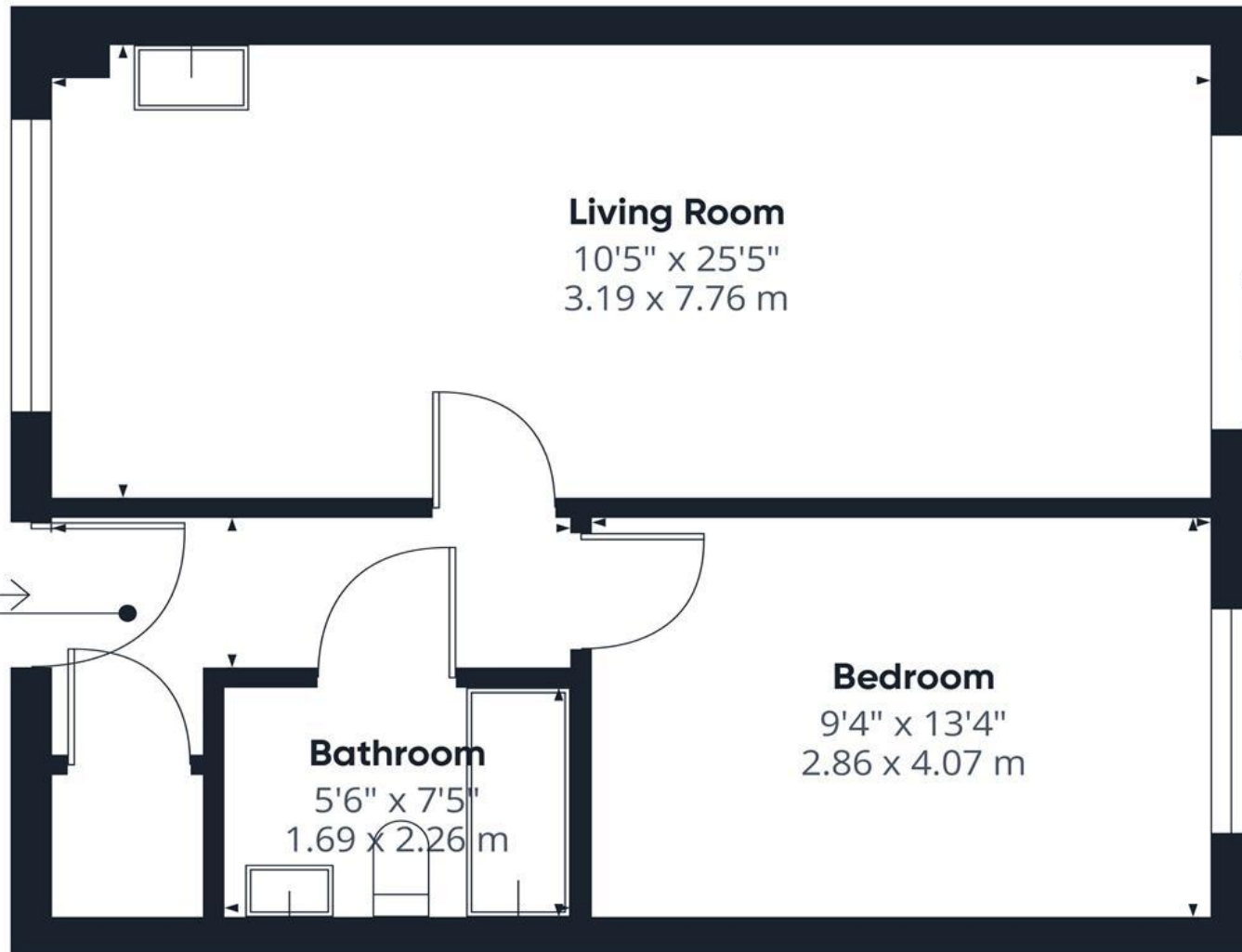
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	75	82
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.







Approximate total area<sup>(1)</sup>  
493 ft<sup>2</sup>  
45.8 m<sup>2</sup>

(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

**Length Of Lease** – 103 years remaining

**Service Charge** – £1,100

**Ground Rent** – £300

**Building Insurance** – £645

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**  
Apartment (First Floor)



**Construction Type**  
Brick



**Parking**  
Allocated Parking



**External Wall Survey**  
YES



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric Communal



**Broadband**  
Standard/ Ultrafast



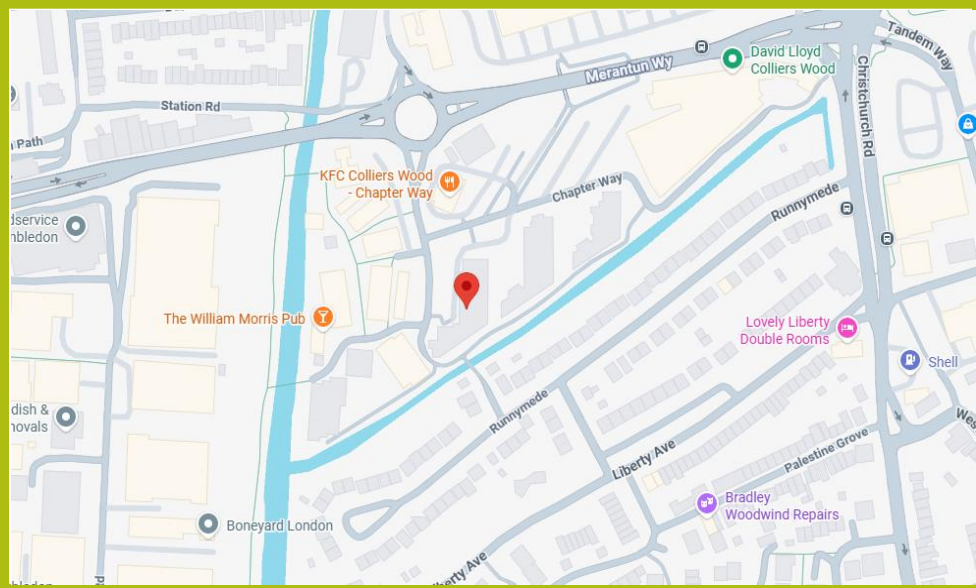
**Mobile Signal**  
Good Coverage



**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

