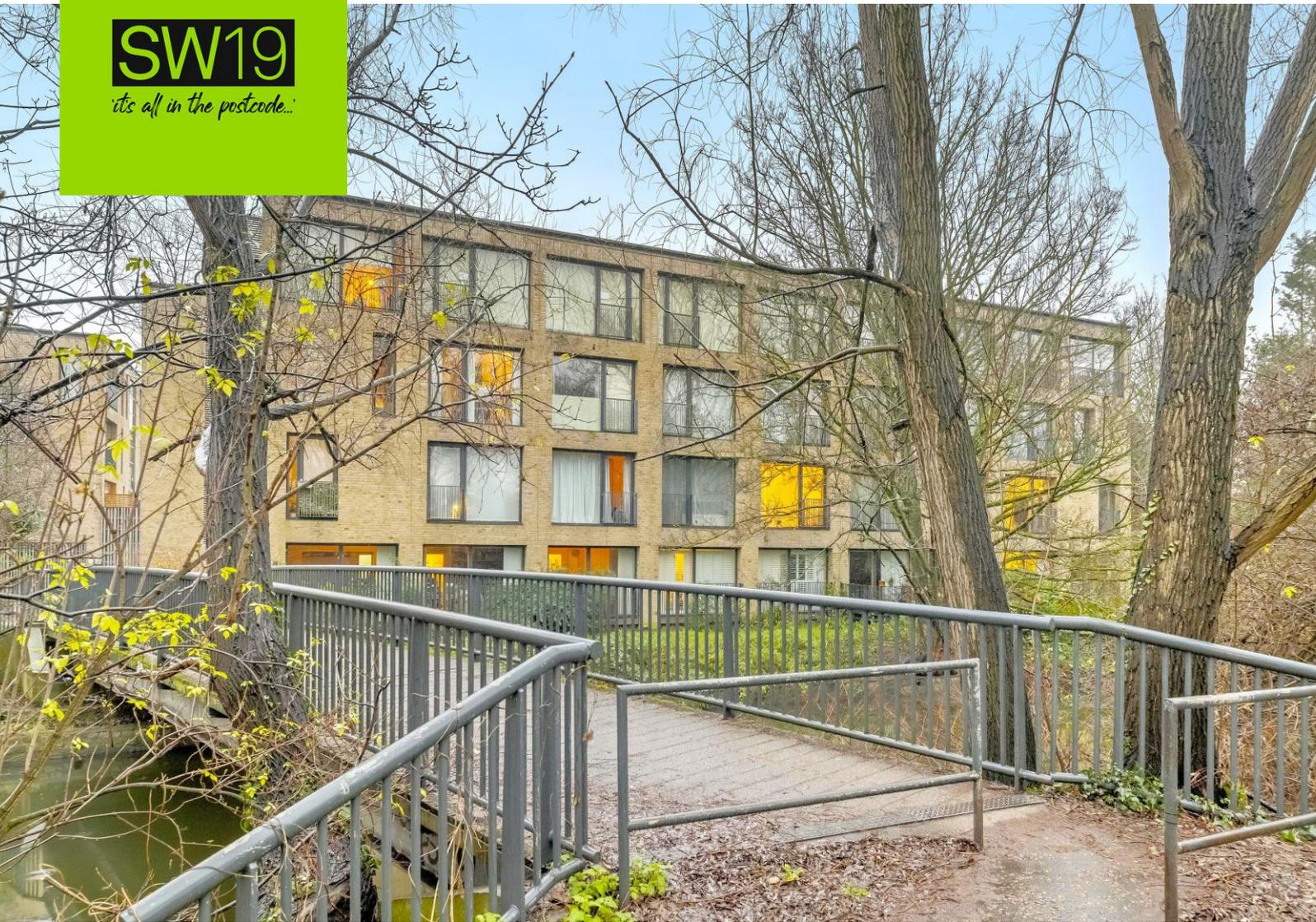


**SW19**

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## Watermill Way

**£485,000**

- NO SERVICE CHARGE FOR TWO YEARS !!!
- Two double bedrooms & two Bathrooms
- Secure allocated parking
- Master bedroom with en-suite
- Private terrace
- Share of Freehold
- Council tax Band D
- EPC Rating C



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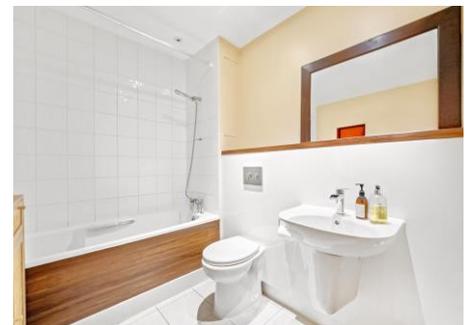
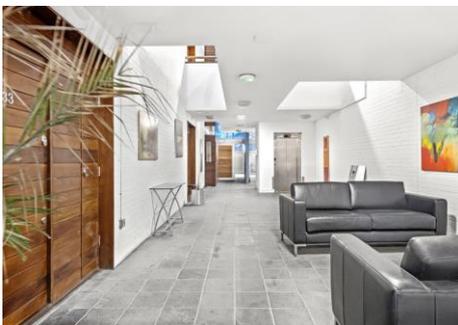
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NO SERVICE CHARGE FOR TWO YEARS !!!! Beautifully presented, purpose built apartment offering two generous double bedrooms and two stylish bathrooms, complemented by a private terrace with picturesque river views. The property boasts a modern, contemporary finish throughout, creating a bright and welcoming living space. Bennetts Courtyard forms part of the sought after Abbey Mills development, a vibrant riverside community set beside the historic Merton Abbey Mills Market and the River Wandle. This exceptional apartment represents an ideal purchase for buyers seeking a high quality home in the heart of SW19.

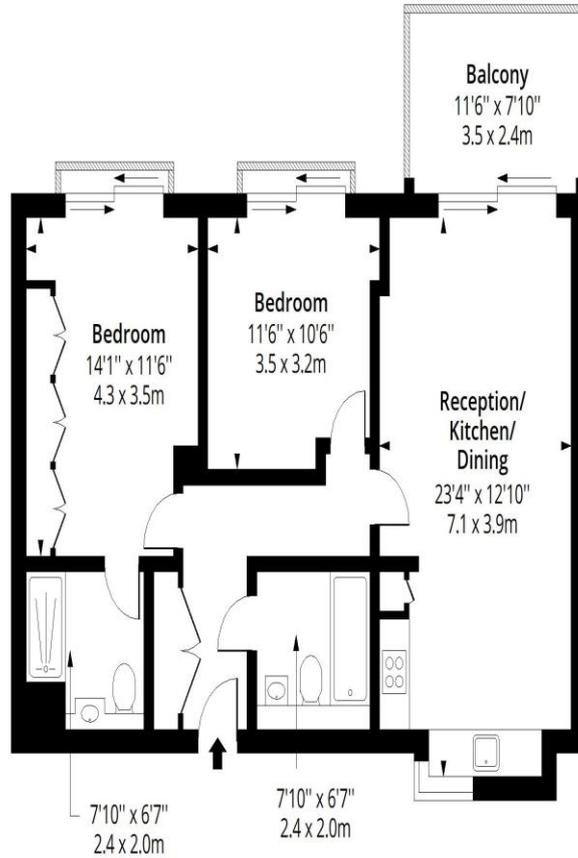
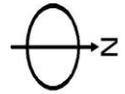


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# Bennetts Courtyard, SW19

Approx. Gross Internal Area 786 Sq Ft - 73.02 Sq M  
Approx. Gross Balcony Area 86 Sq Ft - 7.99 Sq M



## Ground Floor

Floor Area 786 Sq Ft - 73.02 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/1/2026

These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can

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confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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