

FOR SALE



Bennets Courtyard, Colliers Wood, SW19

OFFERS IN EXCESS OF £450,000 Leasehold



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Property Description

A beautifully presented and stunning two double bedroom, two-bathroom apartment situated on the top floor of this award-winning, highly sought after development adjacent to the River Wandle. The property offers, modern open plan living with gorgeous view overlooking the residents podium garden.

This apartment offers an incredible amount of living and bedroom space. Both the master bedroom and second bedroom have floor to ceiling windows and the kitchen is fully integrated with all the modern appliances. A modern three-piece bathroom with shower over bath and the master bedroom has a large en-suite bathroom. You also have the added benefit of a chain free purchase and having a secure undercroft parking space.

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's 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.

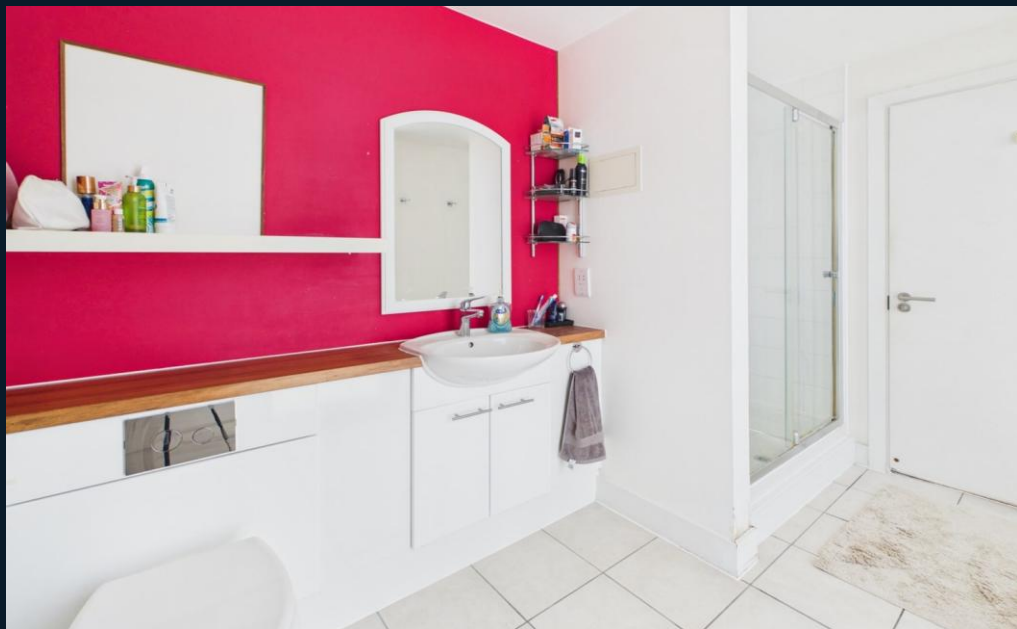
Excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. Great retail shopping with many high street names in the Tandem Centre including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

Disclaimer

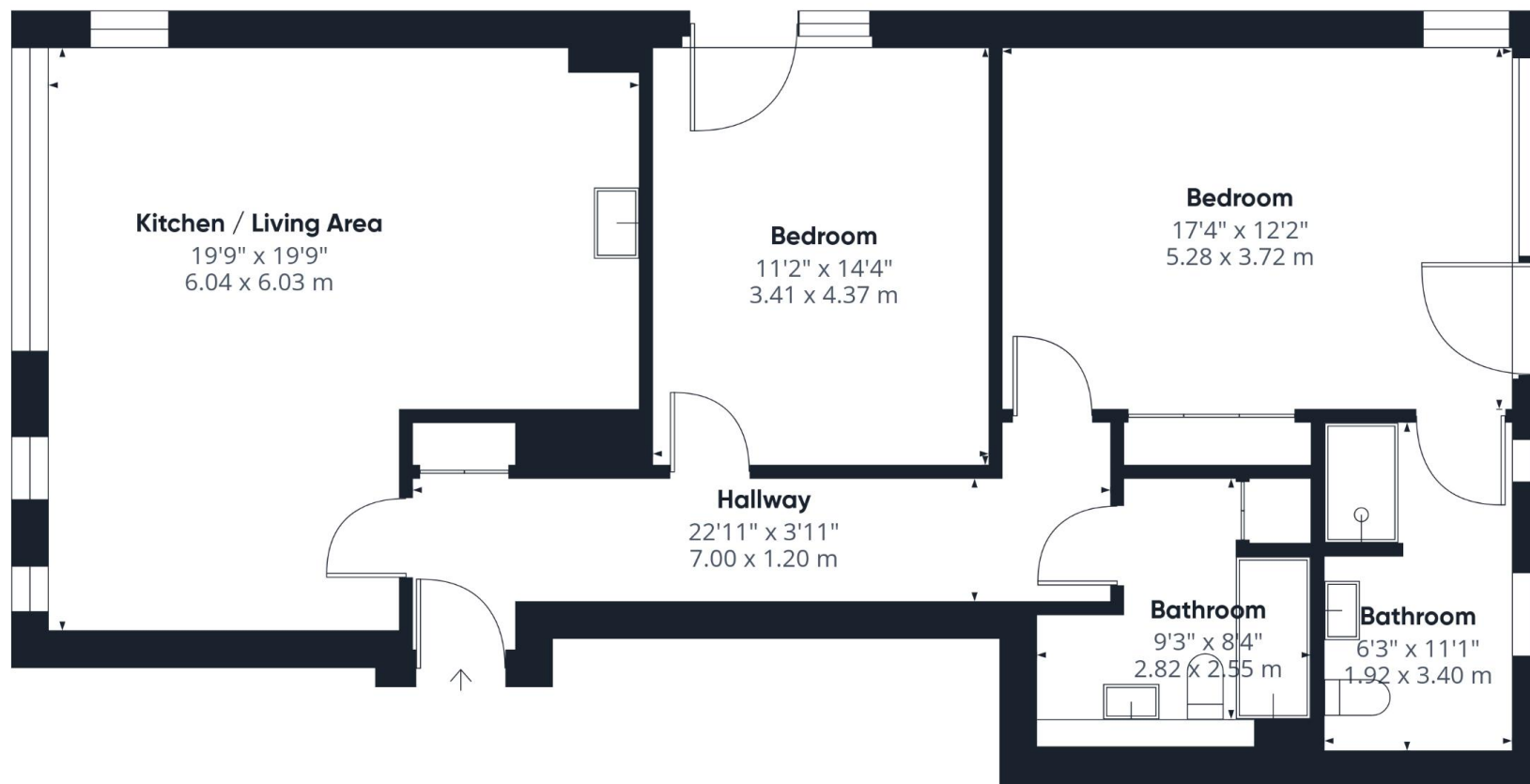
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		68
39-54 E	51	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







Approximate total area⁽¹⁾

965 ft²

89.6 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

Material Information

Tenure – Leasehold

Length Of Lease – 101 years remaining

Service Charge – £5,982.95

Ground Rent – £350

Council Tax Band – E

Local Authority – Merton Council



Property Type
Apartment (Top Floor Flat)



Construction Type
Brick



Parking
Undercroft



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric
Communal



Broadband
Standard/ Superfast/
Ultrafast



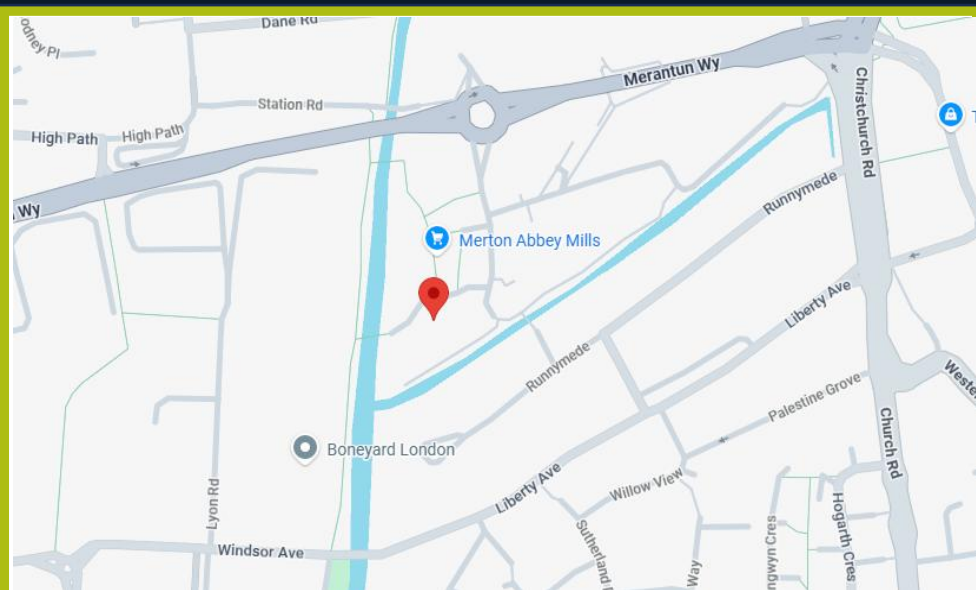
Mobile Signal
Good Coverage



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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