

TO LET



Prospect House, SW19

£1,850.00 PCM

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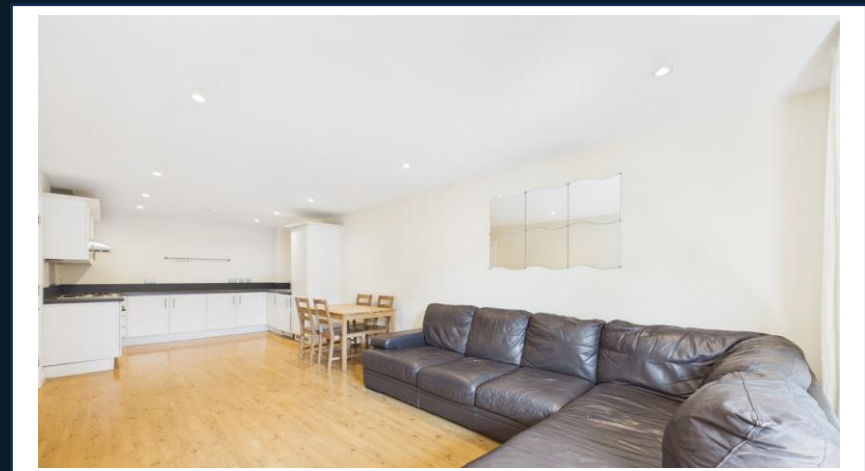
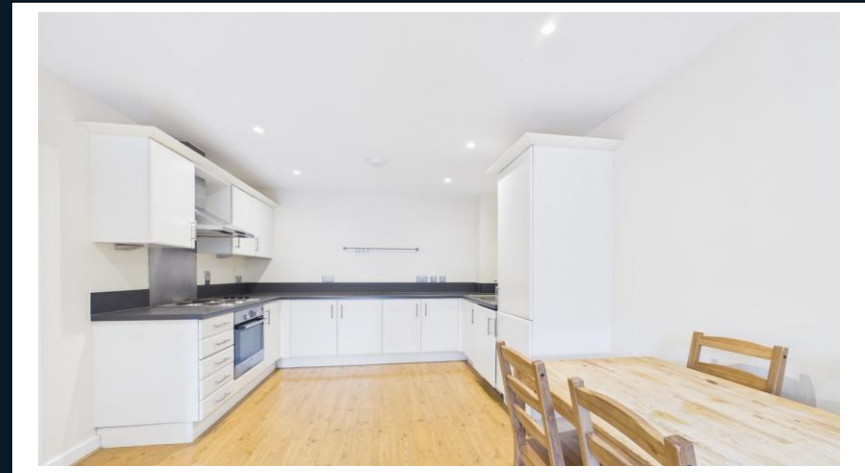
Property Description

A modern and spacious one double bedroom apartment situated within the highly popular Prospect House, part of the Abbey Mills development just minutes from the Northern Line at Colliers Wood station. The property comprises of a spacious open-plan kitchen/reception room, a good-sized double bedroom with large build-in wardrobes, a modern three-piece bathroom with a shower over bath and a private balcony. Further benefits include gated under-croft parking space, double glazed windows, and hardwood flooring throughout.

Abbey Mills benefits from a David Lloyds health gym (fees Apply) a weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Great retail shopping with many high street names in the Tandem Centre including Boots, Next and a Starbucks Coffee Store. The Sainsbury Hypermarket and Marks & Spencer is just a two minutes away.

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

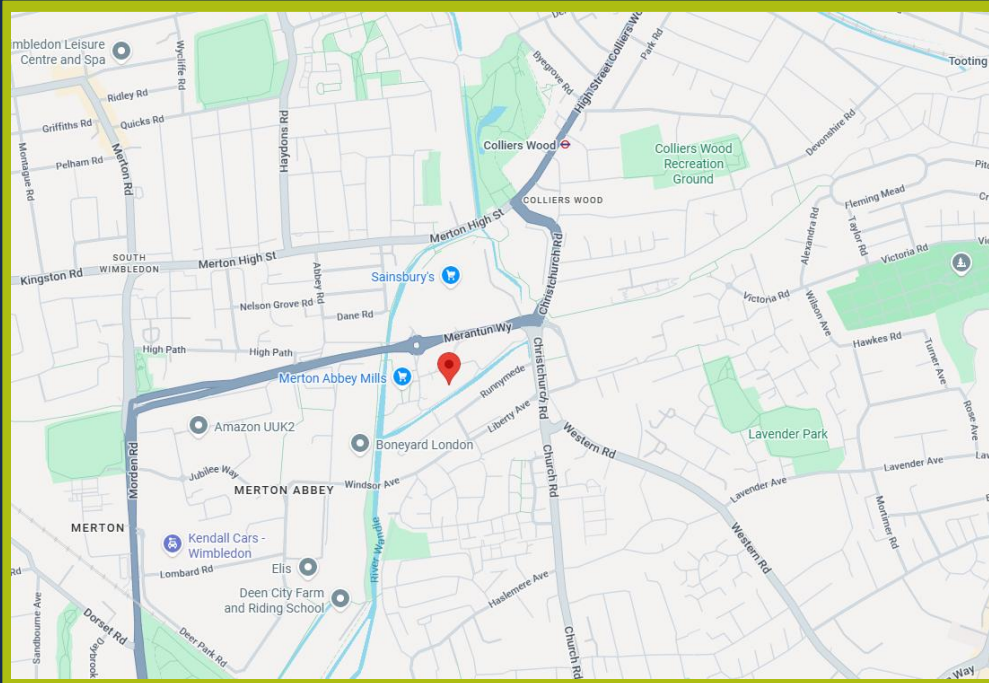
Date Available – 18/07/2026

Holding deposit amount – £426

Security Deposit amount (Five weeks rent) – £2,134.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Fibre to Cabinet



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



Approximate total area^m
498 ft²
46.3 m²

Balconies and terraces
46 ft²
4.3 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
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		86
69-80 C	74	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		

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

