

**TO LET**



**Bennets Courtyard, Colliers Wood, SW19**

**£1,700.00 PCM**

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**samuel estates**  
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## Property Description

This lovely one double bedroom, third floor apartment offers floor to ceiling glass 'atrium style' windows providing lots of natural light throughout the property. There is also a residents podium garden to enjoy. The apartment is offered part furnished. 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 Club 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.

## 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

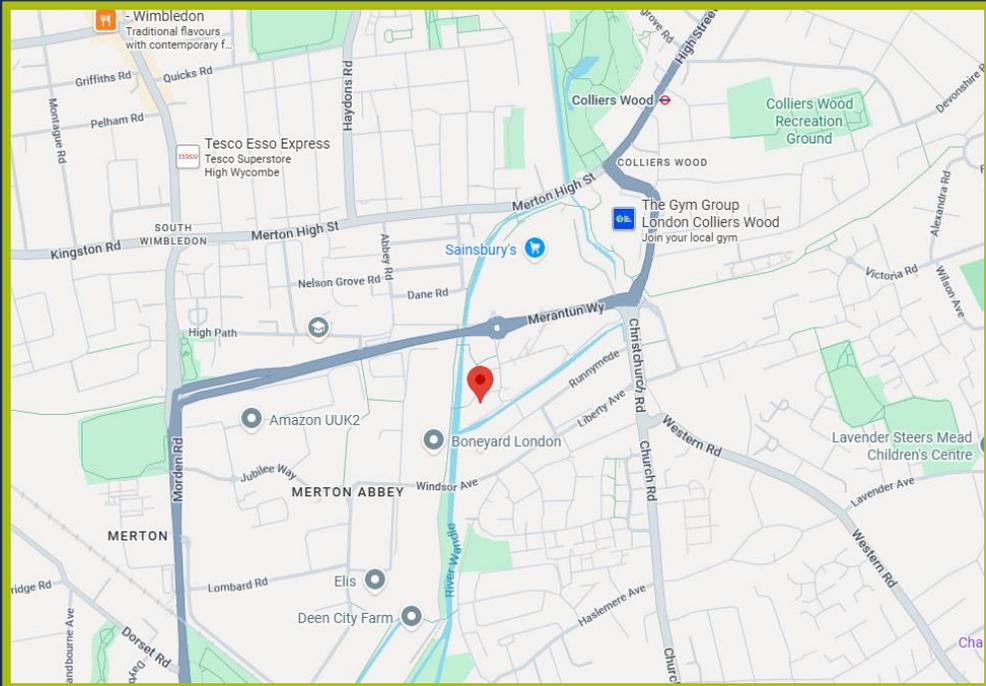
**Date Available – 14/04/2026**

**Holding deposit amount – £392**

**Security Deposit amount (Five weeks rent) – £1,961.00**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**

Apartment (Purpose Build)



**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



Approximate net internal area: 464.88 ft<sup>2</sup> / 43.19 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>81</b>
69-80 <b>C</b>		
55-68 <b>D</b>	<b>66</b>	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

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