

FOR SALE



Nonsuch House, Colliers Wood, SW19

Offers In Excess Of £300,000 Leasehold



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Property Description

Offered chain free, this beautifully presented fourth-floor, one-bedroom apartment is situated within the sought-after Abbey Mills Development. The property boasts stylish wooden flooring throughout the living areas, a spacious carpeted bedroom with built-in storage, and a fully fitted, integrated kitchen.

The welcoming reception room is flooded with natural light, creating a lovely sense of space, while the contemporary bathroom adds a modern finishing touch. Combining comfort, practicality and a desirable development setting, this charming apartment would make an ideal first-time purchase or investment opportunity.

Nonsuch 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 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. This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. This is in addition to great shopping options right on your doorstep, including many high street brands, coffee shops, a Sainsburys and a Marks & Spencer.

Disclaimer

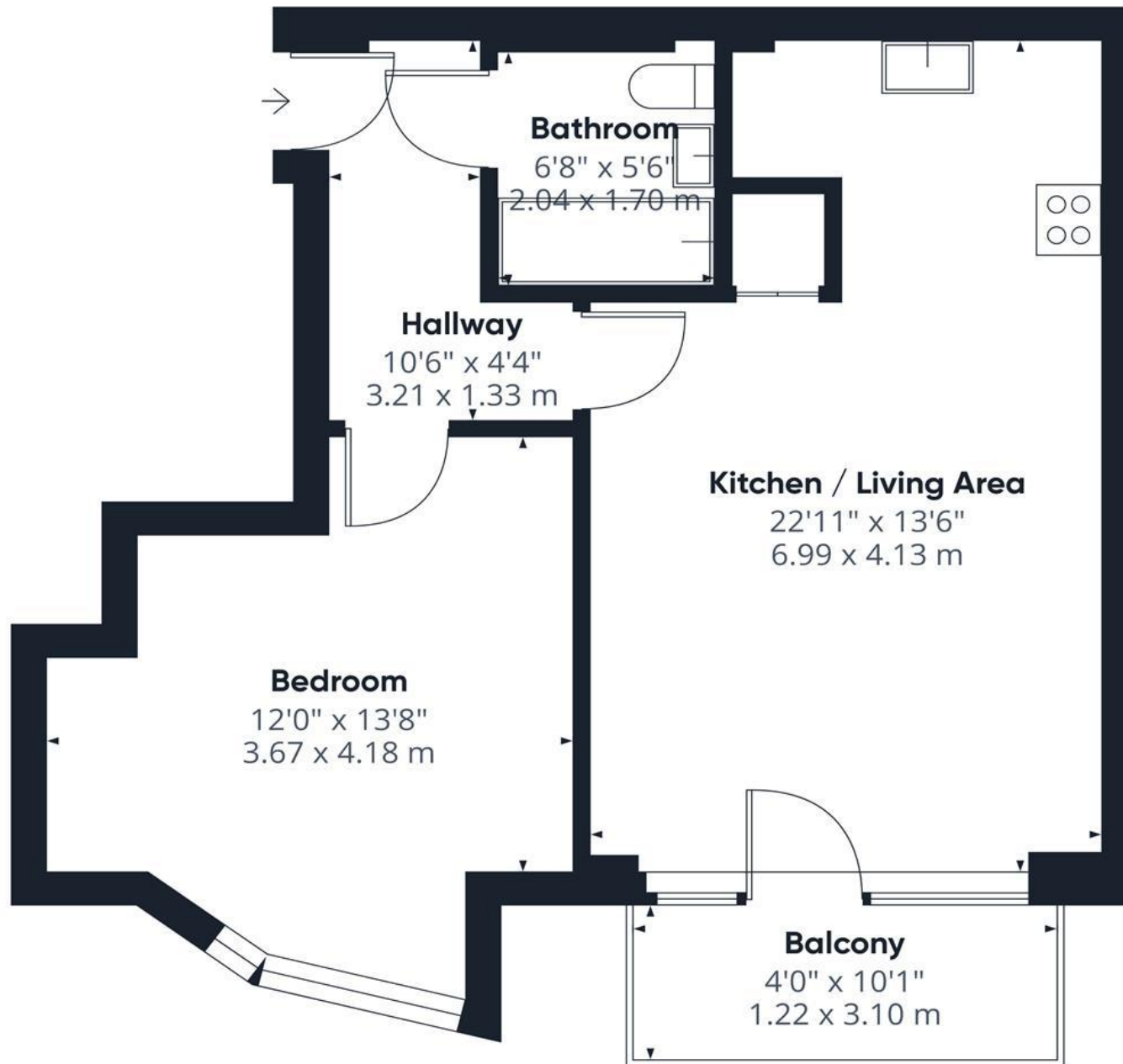
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	81	85
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	







Approximate total area⁽¹⁾

536.8 ft²

49.87 m²

Balconies and terraces

40.69 ft²

3.78 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 101 years remaining

Service Charge – £2,384.03

Ground Rent – £300

Building Insurance – £839

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Undercroft Parking



External Wall Survey
YES



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

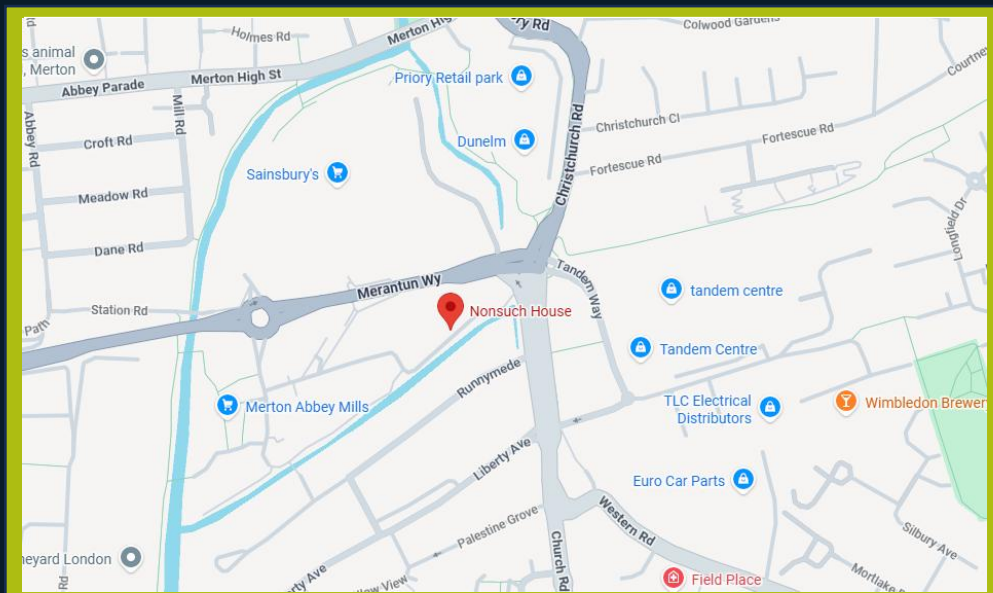


Flood Risk

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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