

TO LET



samuel estates
Lettings & Sales

Vista House, Colliers Wood, SW19 2RY

£1,900.00 PCM

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Property Description

A gorgeous first floor, two double bedroom apartment in the Abbey Mills Development in Colliers Wood. The property boasts of two good size double bedrooms, stunning reception, bathroom, separate kitchen, large balcony and an under-croft parking space. Viewing is highly recommended on this property.

Vista House is in the Abbey Mills development. This is a stunning award winning development and is made up of a gorgeous weekend, a David Lloyd Health Club (coming soon), Premier Inn Hotel, KFC and Pizza Hut. The market has fantastic cafes and restaurants, so there are plenty of options when eating out or getting a take away. The area has great retail shopping with many high street names in the Tandem Centre and the Priory Centre including Next, Boots, WH Smith, PC World, and many more. The Sainsbury Hypermarket and Marks & Spencer are only a stones throw away.

The property has excellent transport links with the Northern Line at Colliers Wood and a Tram link closeby at Phipps Bridge. The bus network is a short walk away on neighbouring streets.

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

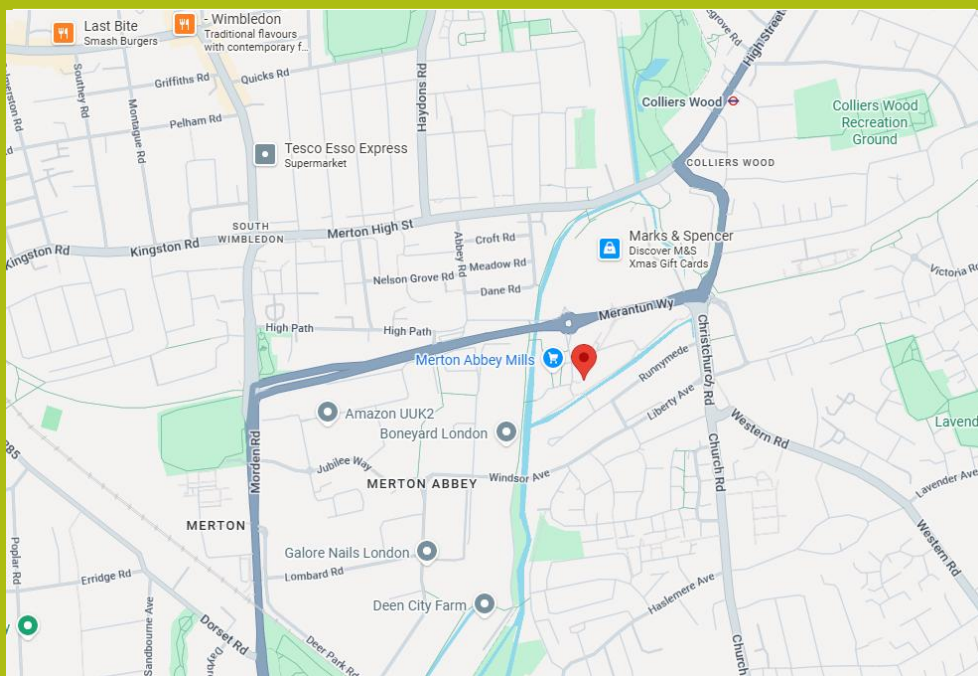
Date Available – 22/01/2026

Holding deposit amount – £438

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Apartment (Purpose Build)



Construction Type

Brick



Parking

Undercroft



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

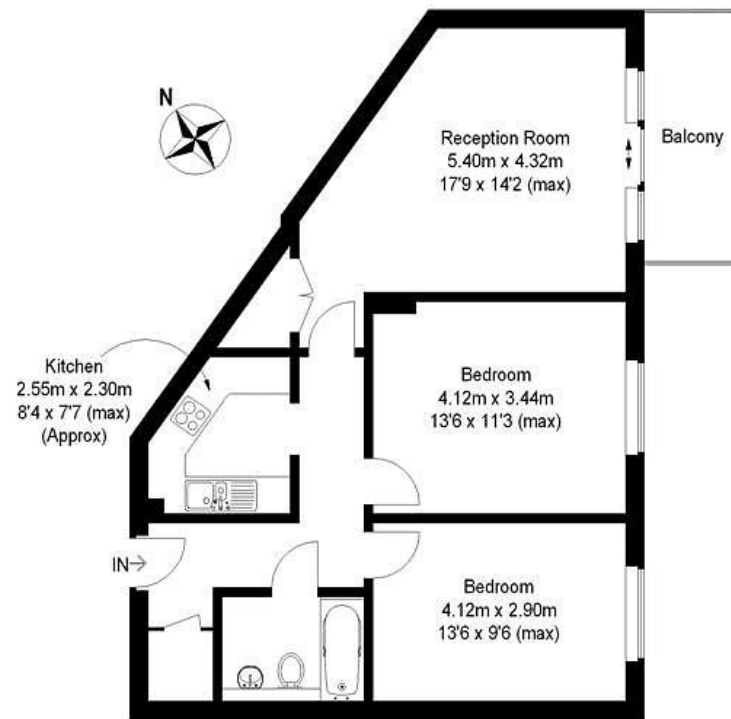


**Proposed Development
in Immediate Locality?**

None

Vista House, SW19

Approximate Gross Internal Area :-
69 sq m / 743 sq ft



First Floor

This floor plan is for representation purposes only and is not drawn to scale.
Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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Balham

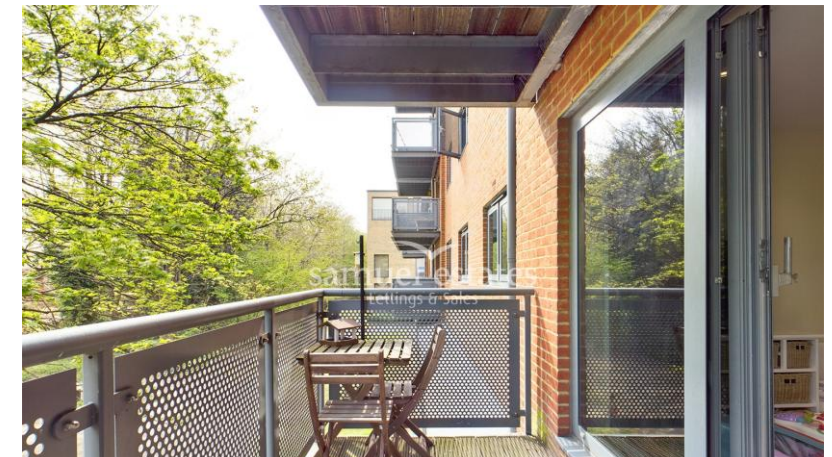
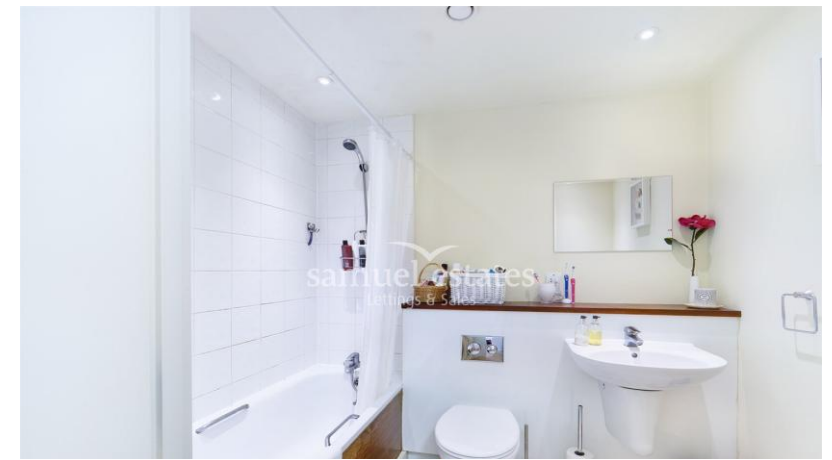
45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 020 8679 9889



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		83
69-80 C	70	
55-68 D		
39-54 E		
21-38 F		
1-20 G		

