

FOR SALE



The Nook, Colliers Wood, SW19

GUIDE PRICE £425,000 Leasehold

 **2**

 **1**

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Property Description

Samuel Estates are delighted to present this beautifully presented two double bedroom apartment, set within an intimate, purpose-built riverside development nestled beside the picturesque River Wandle.

The apartment offers well-proportioned accommodation throughout, including two generous double bedrooms, a stylish contemporary bathroom, and a modern open-plan kitchen with excellent storage. The spacious reception room opens onto a charming Juliet balcony that enjoys stunning, uninterrupted views of the river-perfect for relaxing or entertaining. Further benefits include secure undercroft parking and access to a peaceful communal riverside garden-an idyllic spot for unwinding or catching up with friends on sunny days.

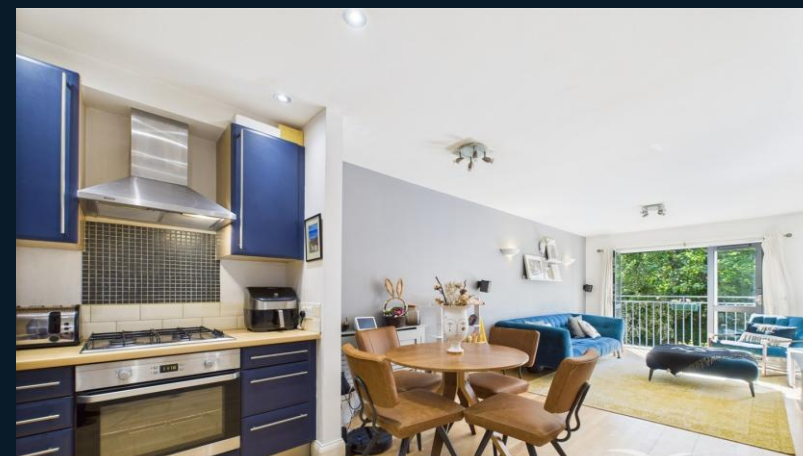
Positioned just moments from the vibrant Merton Abbey Mills Market, this property offers a fantastic lifestyle, with riverside walks along the Wandle Trail, weekend farmers', and the expansive green spaces of nearby Morden Hall Park. The brand-new David Lloyd Health Club, due to open later this year, will further enhance the area's appeal.


Residents benefit from excellent transport connections, including the Northern Line at Colliers Wood and South Wimbledon, Tramlink services from Merton, and a wide range of major bus routes. For shopping, dining and leisure, the nearby Tandem Centre features TK Maxx, Next, Boots, and Starbucks, while a flagship Marks & Spencer and a Sainsbury's Hypermarket are just across the road. Wimbledon town centre with its National Rail and District Line services is also a short bus ride away.

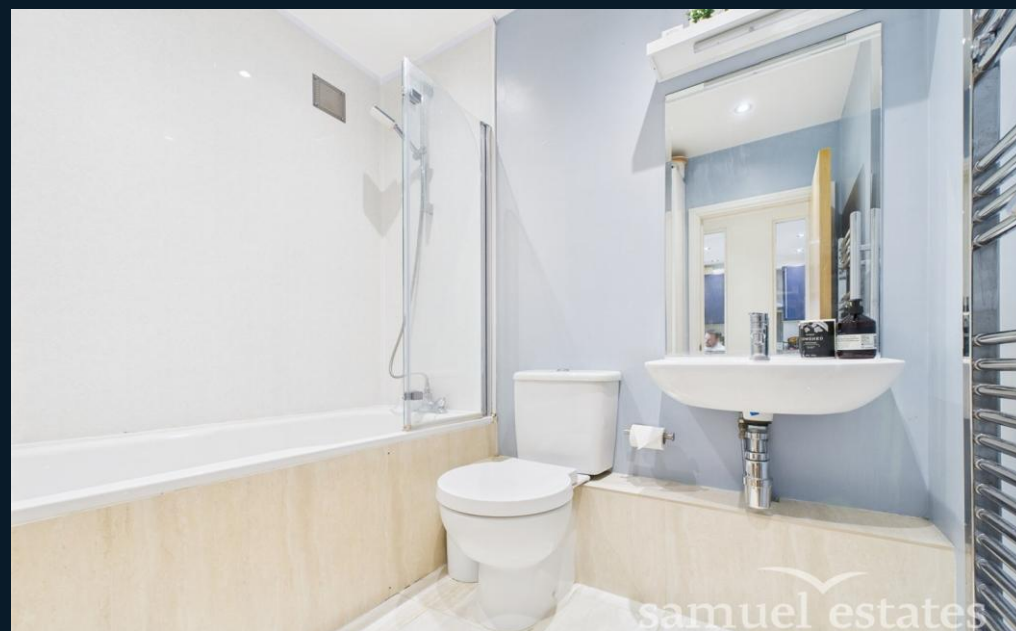
This fantastic apartment offers the perfect blend of riverside living, urban convenience, and access to nature-ideal for professionals, couples, or anyone looking for a peaceful yet well-connected London home.

Disclaimer

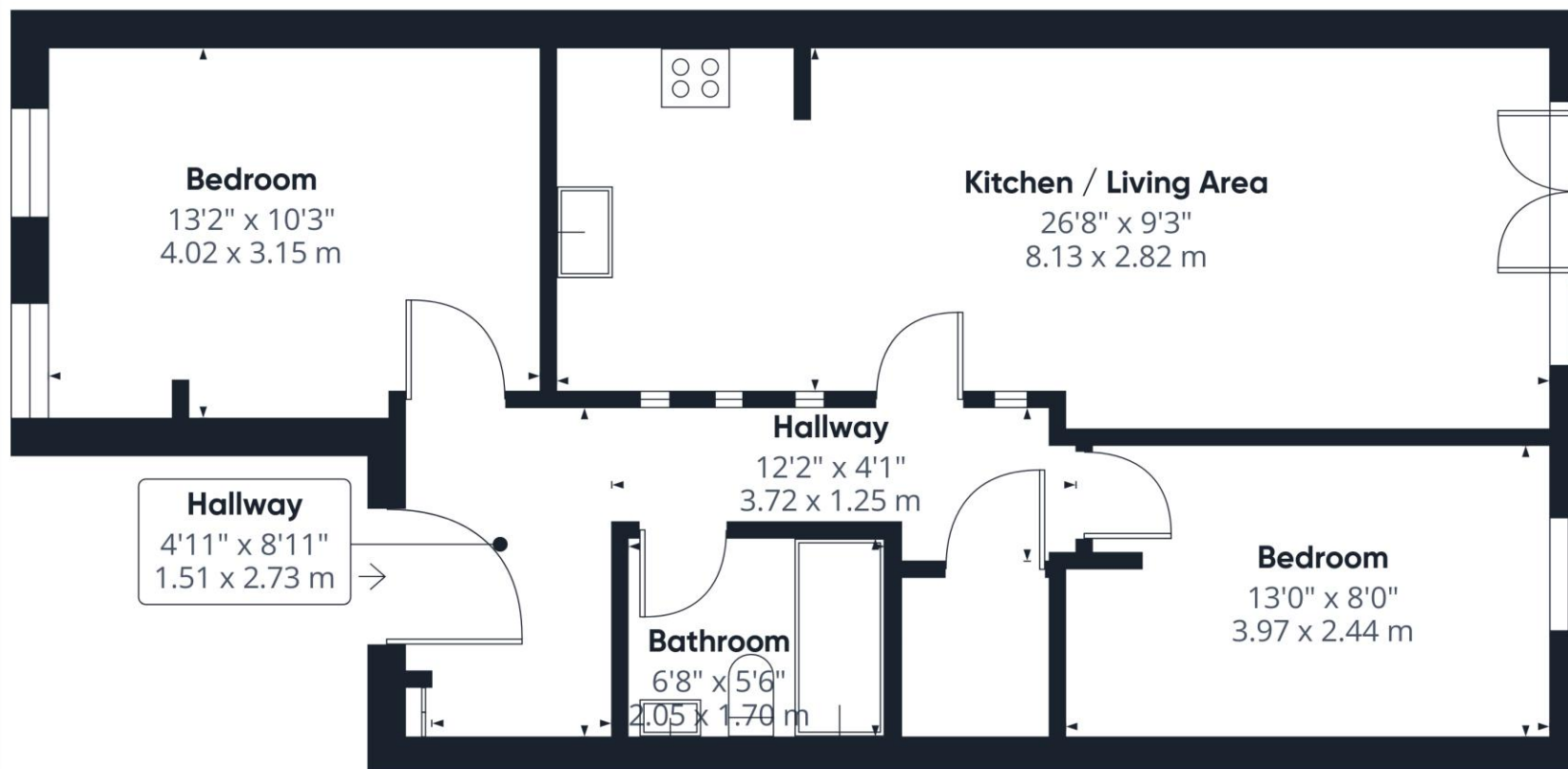
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	75	82
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

641 ft²
59.6 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 – 102 years remaining

Service Charge – £2760

Ground Rent – £250

Council Tax Band – D

Local Authority – Merton



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Undercroft Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard



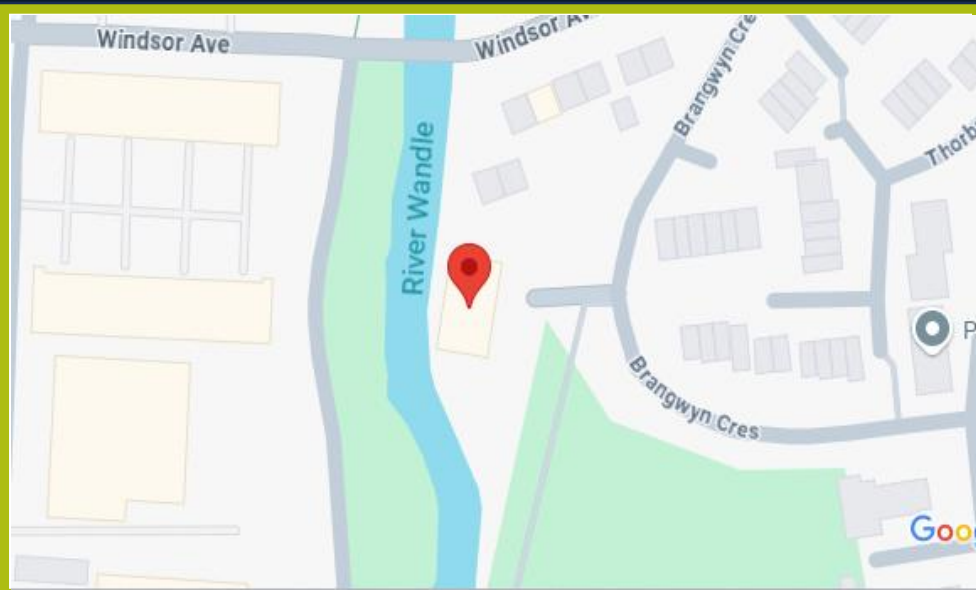
Mobile Signal
Good Coverage



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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