



PROSPECT HOUSE, COLLIERS WOOD SW19
GUIDE PRICE £435,000 LEASEHOLD
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Lettings & Sales

A magnificent two-bedroom apartment located on the top floor of Prospect House, within the acclaimed Abbey Mills development. Situated just a brief stroll away from Colliers Wood Tube Station, this stunning property features two spacious double bedrooms, a modern bathroom, a generously sized reception area with an integrated kitchen, a balcony, and exclusive underground parking. Offered chain free.

Prospect House forms part of the vibrant Abbey Mills development, a community nestled next to the historic Merton Abbey Mills Market and River Wandle. Residents can enjoy an enviable lifestyle with the nearby Nuffield Health Club and a weekly Farmers & Craft market. Transport links are superb, with the Northern Line, Tram link, and major bus routes all in close proximity.

Retail therapy is within easy reach at the nearby Tandem Centre, which boasts a wide range of high street brands such as TK Max, Next, Boots, and Starbucks. Across the street, there is a Sainsbury's Hypermarket and flagship Marks & Spencer store. Wimbledon centre is just a short bus ride away and provides access to National Rail and District Line underground services.

Important Details:

- Tenure - Leasehold
- Years Remaining on Lease - 107 years
- Service Charges - £1725 pa
- Ground Rent - £350 pa
- Buildings Insurance - £838 pa

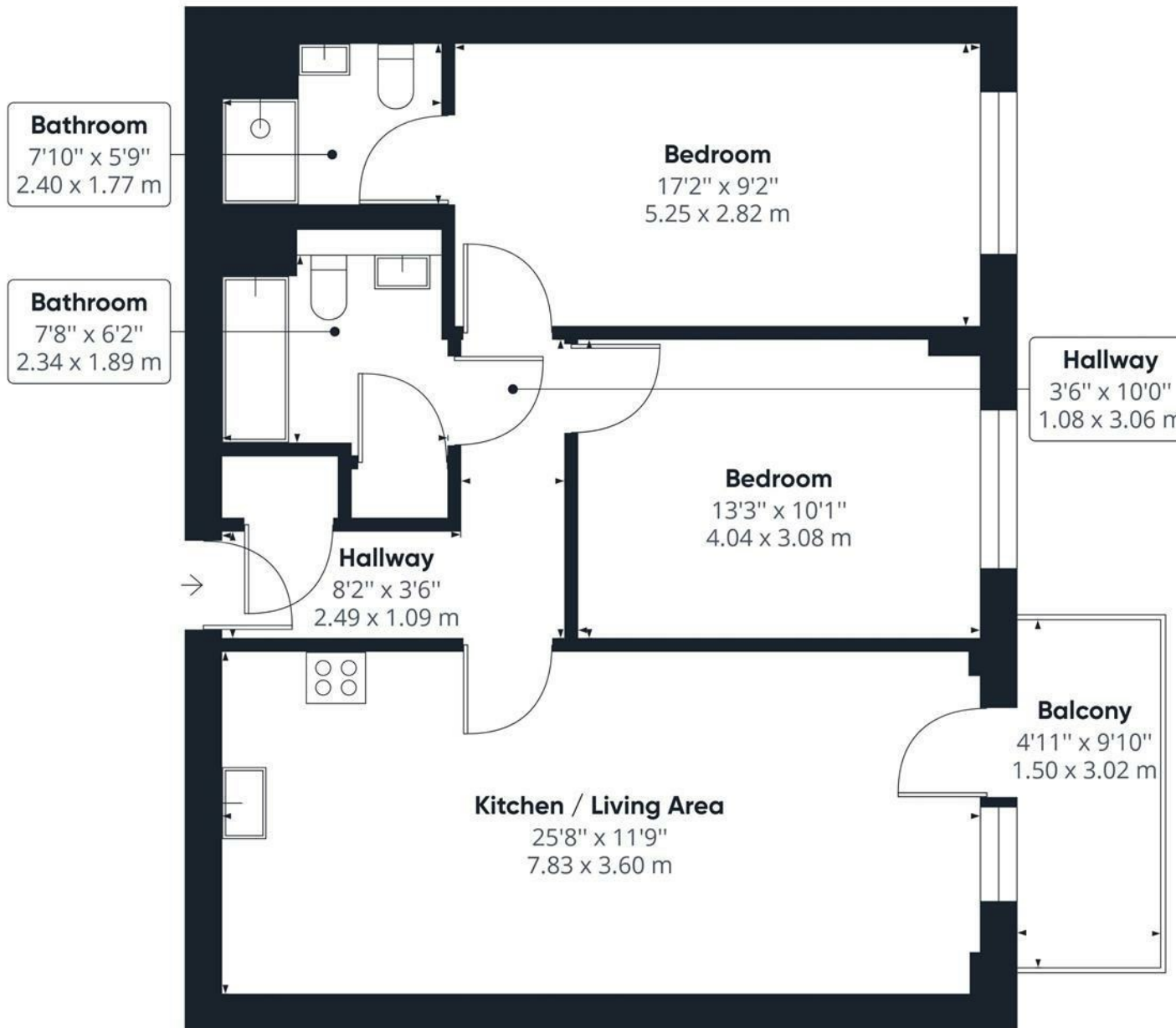
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	80

Prospect House,
4 Chapter Way,
London SW19 2RZ



Approximate total area⁽¹⁾
778.08 ft²
72.29 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.





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