



**PROSPECT HOUSE, COLLIERS WOOD, SW19**  
GUIDE PRICE £325,000 LEASEHOLD  
Contact: Samuel Estates 020 8090 9000

  
**samuel estates**  
Lettings & Sales



Samuel Estates is delighted to offer this one double bedroom apartment situated on the 4th floor of the award-winning, highly sought after Merton Abbey Mills development adjacent to the River Wandle. The property benefits from a fully fitted kitchen, a stylish bathroom and large double bedroom. Additional benefits include a private balcony and the property is chain free.

Prospect House is part of the Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle. In addition, with the Nuffield Health Club, weekend Farmers & Craft market on site and the open spaces of Morden Hall Park on your doorstep, there is a great lifestyle to be had!

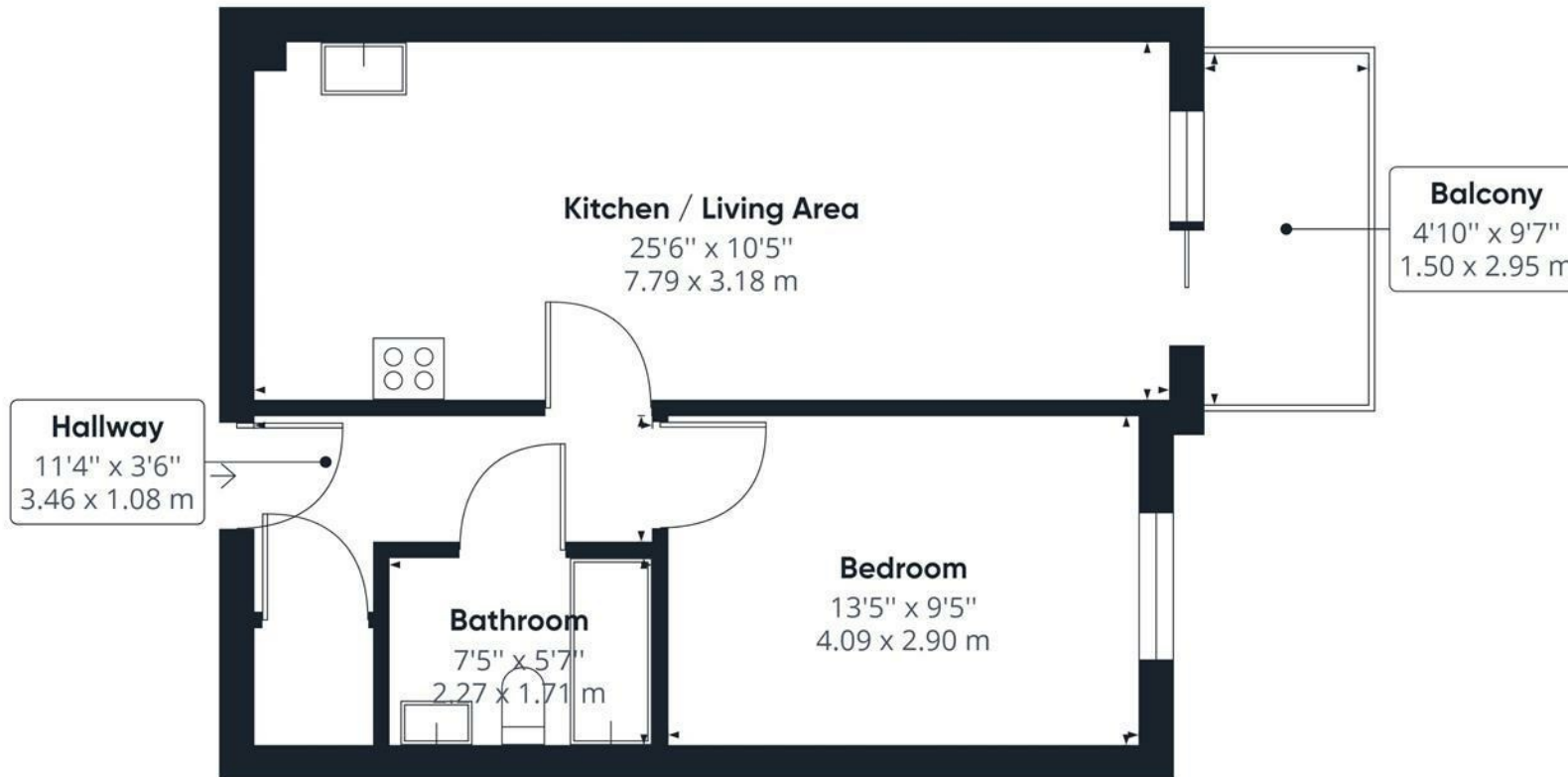
This property also comes with excellent transport links through the Northern Line at Colliers Wood and South Wimbledon, the Tram link and the main bus network, all within a short walk. Also within walking distance is the center of Wimbledon (or a quick bus ride) with its extensive retail and social offering.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

Years Remaining on Lease - 107 Years  
 Service Charge - £1174.84 pa  
 Building Insurance - £594.50 pa  
 Ground Rent - £200 pa  
 EWS1 Certificate Available.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	75	85	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	EU Directive 2002/91/EC		



Approximate total area<sup>(1)</sup>  
503.60 ft<sup>2</sup>  
46.79 m<sup>2</sup>

(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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