

FOR SALE



Vista House, Colliers Wood, SW19

GUIDE £400,000 Leasehold

 **2**

 **1**

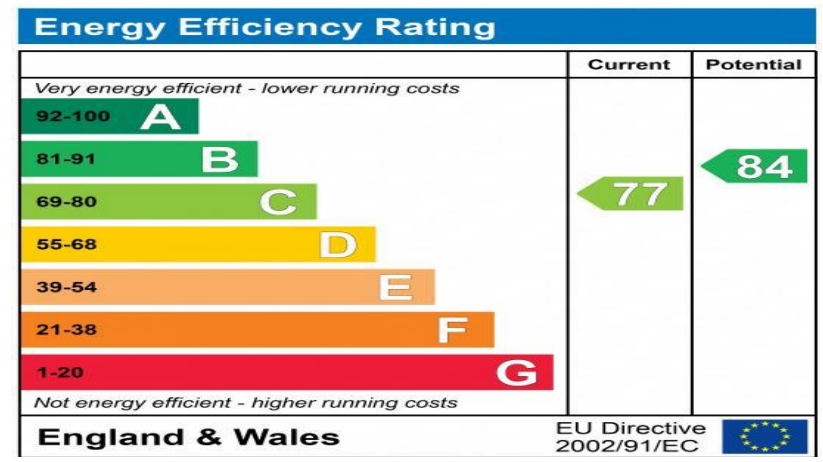

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Property Description

Samuel Estates is delighted to offer this stunning two-bedroom apartment on the 2nd floor of the award-winning, highly sought after Merton Abbey Mills development adjacent to the River Wandle. The property benefits from beautiful wooden flooring throughout, fully fitted kitchen, a stylish bathroom and it is well located for Colliers Wood Tube Station (Northern Line Zone 3).

Vista House is within the vibrant community beside the historic Merton Abbey Mills Market and River Wandle. With a Nuffield Health Merton Fitness & Wellbeing Gym 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.

There are excellent transport links with the Northern Line at Colliers Wood, Tram link nearby and on the main bus network. A short walk into the centre of Wimbledon (or a quick bus ride) with its extensive retail and social offering. Great retail shopping with many high street names in the Tandem Centre.

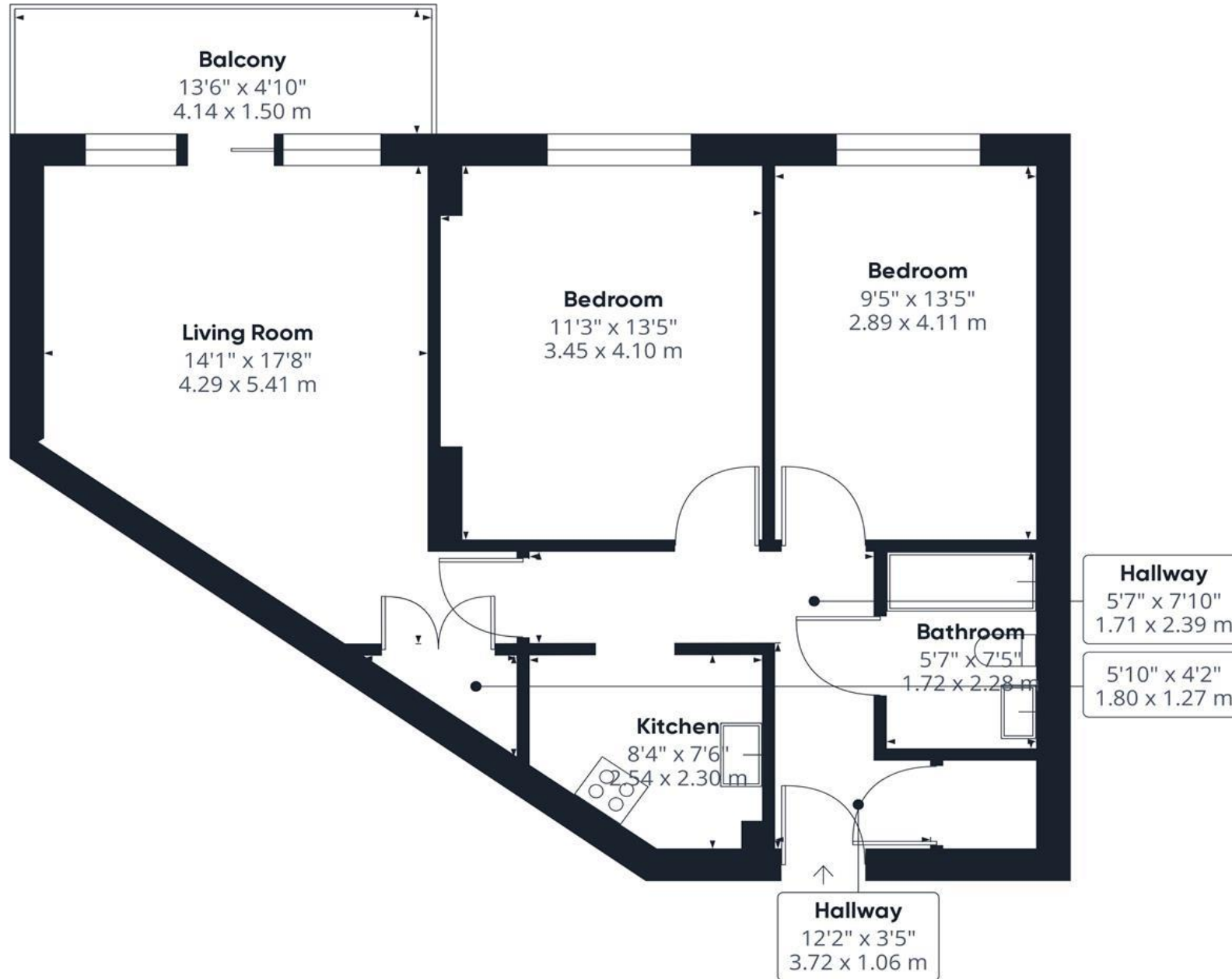


Disclaimer

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Approximate total area^m

713.7 ft²
66.31 m²

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.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 107

Service Charge – £1810

Ground Rent – £250

Building Insurance - £747

Council Tax Band – D

Local Authority – Merton Council



Property Type

Apartment (Second Floor)



Construction Type

Brick



Parking

No Parking



External Wall Survey

YES



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Standard/ Ultrafast



Mobile Signal

Good Coverage



Flood Risk

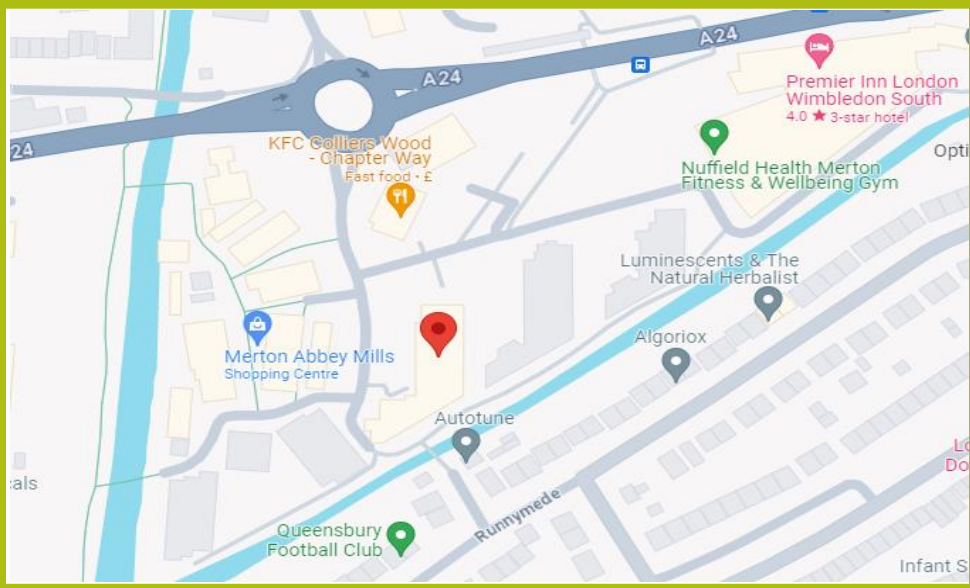
Has the property been flooded in the past five years: NO

Level of risk: 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



samuelestates.com