

**TO LET**



samuel estates  
Lettings & Sales

Vista House, Colliers Wood, SW19

£1,600.00 PCM

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## Property Description

A modern and light one double bedroom apartment situated within the highly popular Vista house, part of the Abbey Mills development just minutes from the Northern Line at Colliers Wood station. The rental also includes the water rates.

The property comprises of a spacious open-plan kitchen/ reception room, a good sized double bedroom, a modern three piece family bathroom and a private balcony. Abbey Mills benefits from a Nuffield Health Club (fees Apply) a weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Great retail shopping with many high street names in the Tandem Centre including Boots, Next and a Starbucks Coffee Store. The Sainsbury Hypermarket and Marks & Spencer is just a two minutes away.



## 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

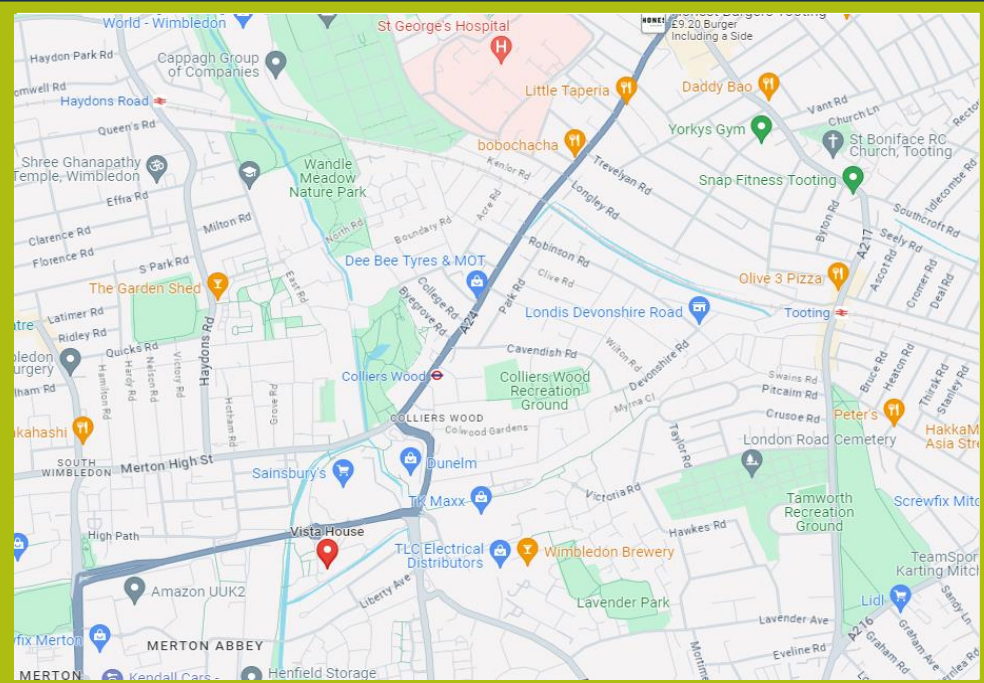
**Date Available – 30/03/2024**

**Holding deposit amount – £369.23**

**Security Deposit amount (Five weeks rent) – £1,846.15**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**

Apartment (Fourth Floor)



**Construction Type**

Brick



**Parking**

Undercroft



**Listed Building Status**

None



**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: **Very Low Risk**



**Proposed Development in Immediate Locality?**

Yes



Approximate total area<sup>(1)</sup>  
497.79 ft<sup>2</sup>

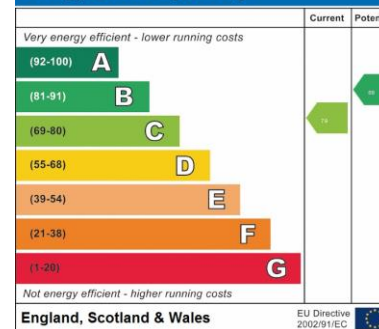
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

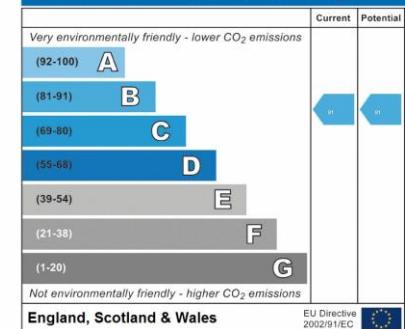
GIRAFFE360



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



#### 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

