

TO LET



Samuel Estates
Lettings & Sales

Vista House, Colliers Wood, SW19

£1,900.00 PCM

 **2**

 **1**

Samuel Estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A wonderful contemporary two double bedroom apartment in the sought after Abbey Mills development close to Colliers Wood underground. The apartment also benefits with a large balcony with fabulous views out over South West London. This apartment comes contemporary furnished to a high standard and features a fully integrated kitchen.

There is a Nuffield Health Club a stone's throw away and the weekend Farmers & Craft market at the other end of the development adjacent to the River Wandle. Excellent transport links with the Northern Line at Colliers Wood, Tram link close by and on the main bus network. A 20 minute walk into the centre of Wimbledon or a 5 min bus ride.

Great retail shopping with many high street names in the Tandem Centre including a Starbucks Coffee Store. The Sainsbury's Hypermarket & Marks & Spencer is across the road as well.

Rental includes water rates!

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

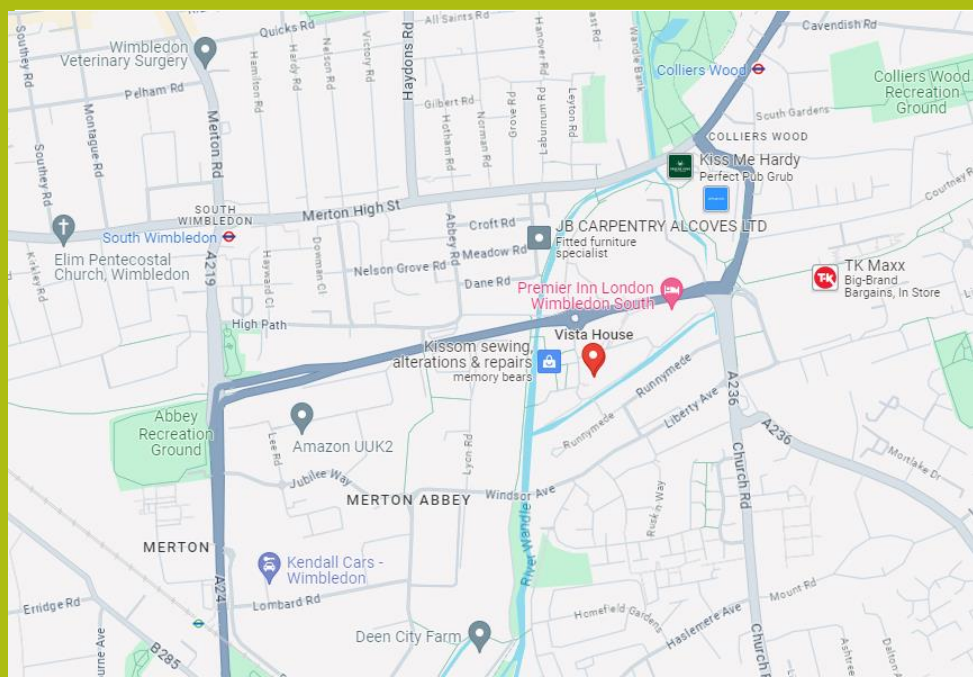
Date Available – 13/06/2024

Holding deposit amount – £438

Security Deposit amount (Five weeks rent) – £2,192.00

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Fourth Floor)



Construction Type
Brick



Parking
Under croft



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Fibre to Cabinet



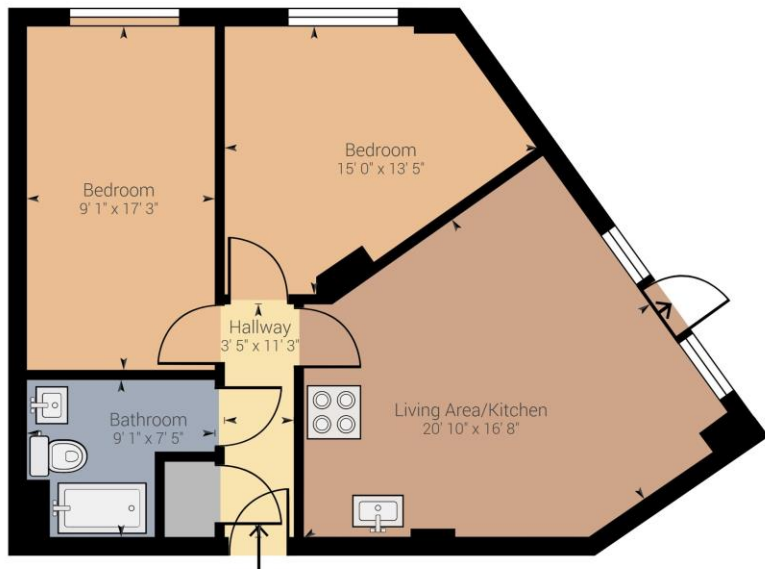
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Approximate net internal area: 704.64 ft² / 65.46 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Powered by Giraffe360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D	70	80
39-54 E		

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

