



47 Nonsuch House, Chapter Way, London SW19 2RP

Samuel Estates is proud to present to the market this private two bedroom apartment with ensuite located in the award winning Abbey Mills development, just a short walk from Colliers Wood Tube Station. The apartment is located on the top floor of Nonsuch House and enjoys a south facing balcony with views to enjoy.

Leasehold - **£299,500**

Features

- ✓ Open plan reception
- ✓ Fitted kitchen with integrated fridge/freezer
- ✓ Good size bedrooms
- ✓ Modern bathroom with separate ensuite
- ✓ South facing balcony with views to enjoy
- ✓ Allocated external car parking space

Area description

Nonsuch House is part of the award winning Abbey Mills development, a vibrant community beside the historic Merton Abbey Mills Market and River Wandle.

With a Virgin Active Health Club just a stone's throw away and a weekend Farmers & Craft market there is a great lifestyle to be had!

The area enjoys excellent transport links with the Northern Line, Tram link and major bus links all in close proximity.

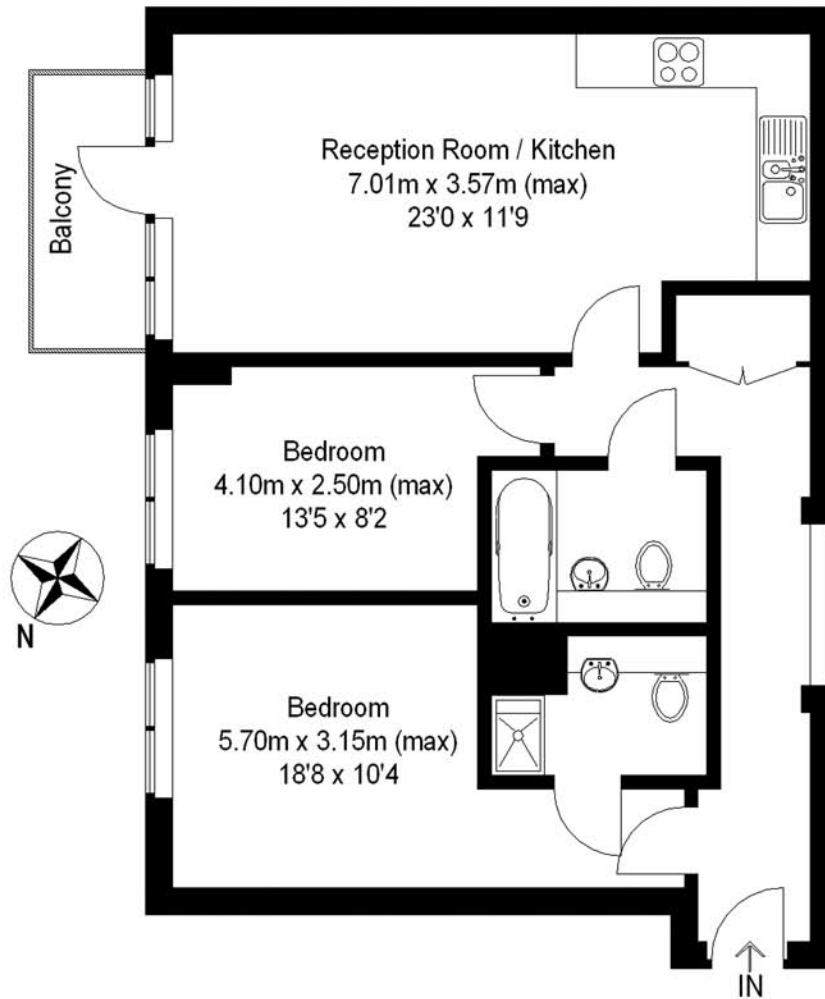
Great retail shopping with many high street names is available in the nearby Tandem Centre which includes TK Max, Next, Boots and Starbucks.

The Sainsbury's Hypermarket and a flagship Marks & Spencer store is just across the road. Wimbledon centre is also just a short bus ride away with access to National Rail and District Line underground services.

View this property online at 47nonsuchhouse.co.uk



Approximate Gross Internal Area :- 68 sq m / 732 sq ft



Fifth Floor

Local Authority

London Borough of Merton

Price

£299,500

Tenure

Leasehold

Ground Rent

£350.00 per annum

Service Charges

£1030.00 per annum

Important Notice

Samuel Estates, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these sales particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any distances, measurements or areas are approximate. The text, photographs and plans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective purchasers must satisfy themselves by inspection or otherwise.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	
		75	80			68	68



