

TO LET



Parkwood Road, Wimbledon, SW19

£1,400.00 PCM

 **1**

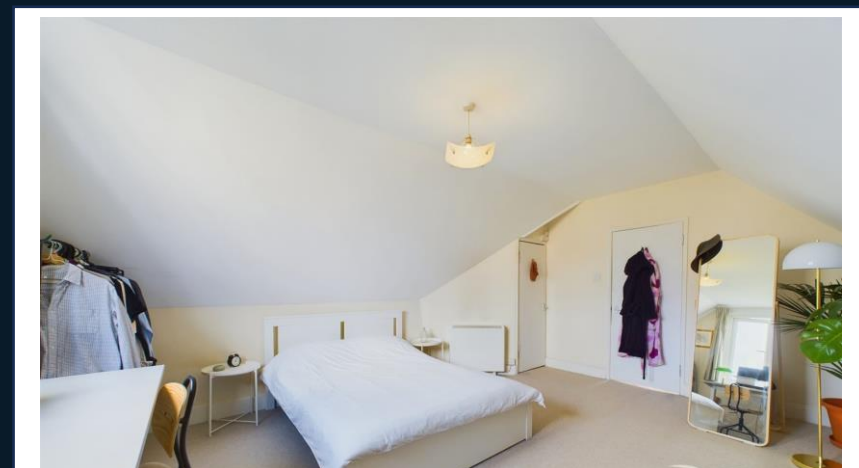
 **1**


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Property Description

A charming one-bedroom top-floor apartment is elegantly situated on the peaceful Parkwood Road in the heart of Wimbledon, SW19. The residence features a generous living room with ample dining space, a spacious bedroom, a separate kitchen, and a bathroom.

Conveniently positioned just around the corner from Wimbledon Station & Underground (District Line & Tram Line), this home provides excellent transportation connections across London and to the City. Residents can indulge in a plethora of dining options, pubs, bars, and shops along The Broadway, enhancing the vibrant lifestyle Wimbledon has to offer. Ideal for a single individual or a couple seeking proximity to the lively Wimbledon scene and additional living space, this property is a perfect choice.



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

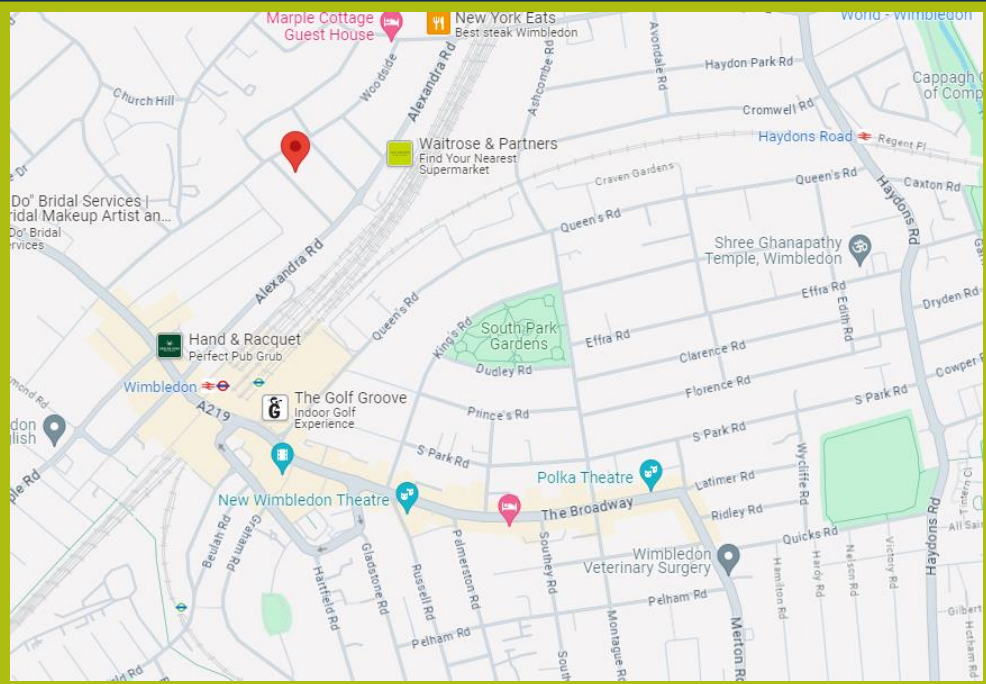
Date Available – 07/05/2024

Holding deposit amount – £323

Security Deposit amount (Five weeks rent) – £1,615.00

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Standard / Superfast



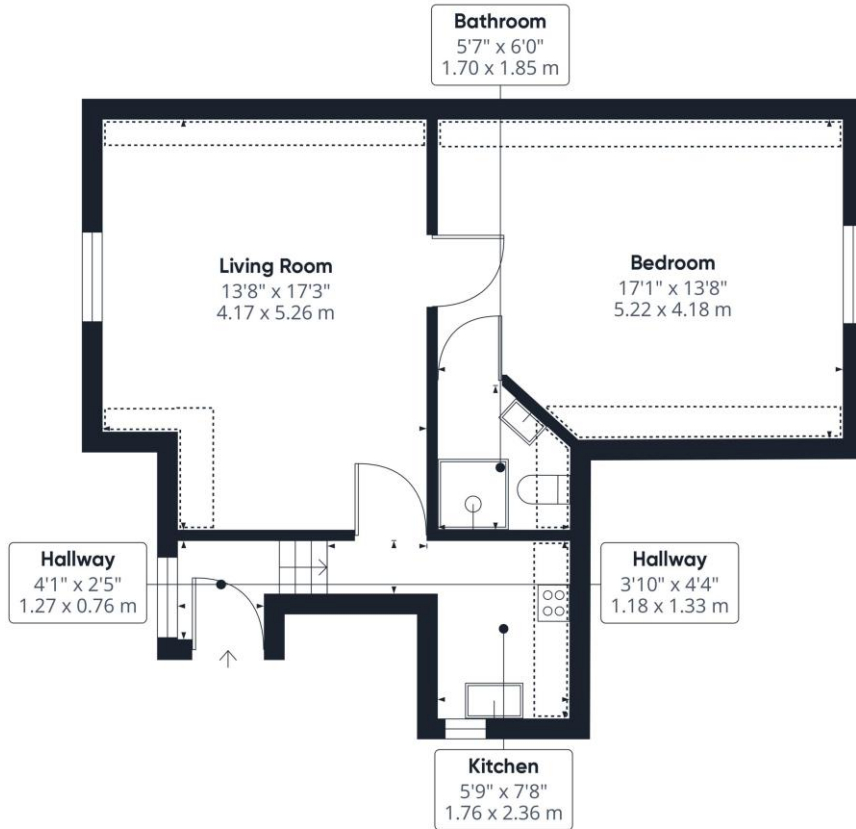
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: Very Low Risk



Proposed Development in Immediate Locality?
None



Approximate total area**
559.77 ft²
52 m²

Reduced headroom
74.48 ft²
6.92 m²

(1) Excluding balconies and terraces

(2) Reduced headroom
(below 1.5m/4.92ft)

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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
		69
	39	

Balham

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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

