

**TO LET**



**Goodenough Road, Wimbledon, SW19**

**£1,750.00 PCM**

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**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A spacious one bedroom ground floor flat located on the quiet and residential Goodenough Road, SW19, and close to the heart of Wimbledon and all it has to offer.

The property comprises of a good-sized living room with large bay windows allowing in plenty of natural light, a double bedroom, a separate kitchen with space for dining and a three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, gas central heating and a low maintenance private garden. The property is located a short walk to Wimbledon Overground station and the town centre offering you amazing transport links along with excellent shops, bars and restaurants.

The property is perfect for a single person or couple needing extra space and good transport links.

## 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

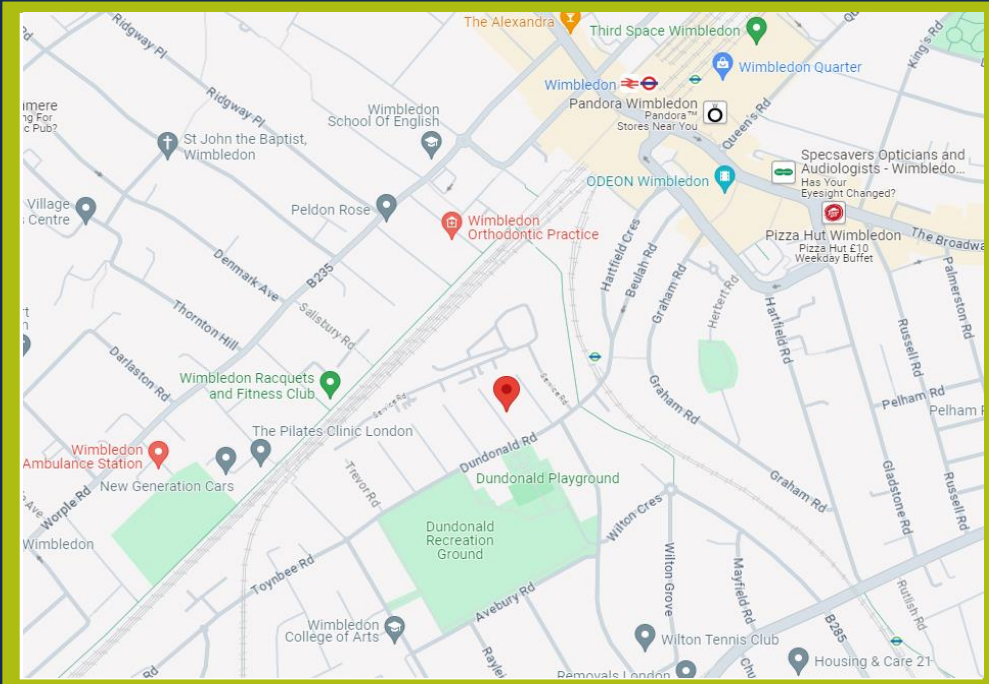
**Date Available – 15/06/2024**

**Holding deposit amount – £403**

**Security Deposit amount (Five weeks rent) – £2,019.00**

**Council Tax Band – C**

**Local Authority – Merton Council**



**Property Type**  
Maisonette (Ground Floor)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Gas Mains



**Broadband**  
Cabel



**Mobile Signal**  
Good Coverage

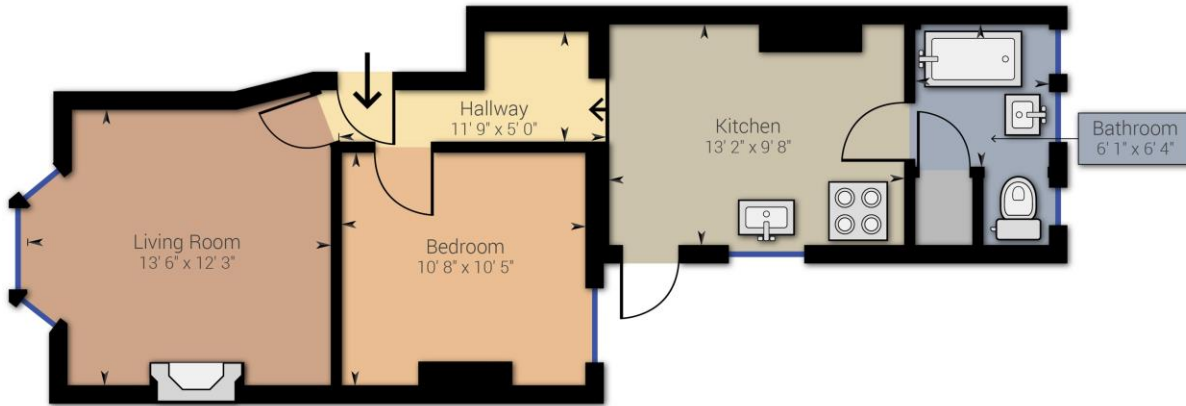


**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None





Address: Goodenough Road  
 Approximate net internal area: 492.6 ft<sup>2</sup> / 45.76 m<sup>2</sup>  
 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.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		<b>76</b>
55-68 <b>D</b>	<b>62</b>	
39-54 <b>E</b>		

**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

