

TO LET



Oakhill Court, Edge Hill, Wimbledon, SW19

£3,250.00 PCM

 **3**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

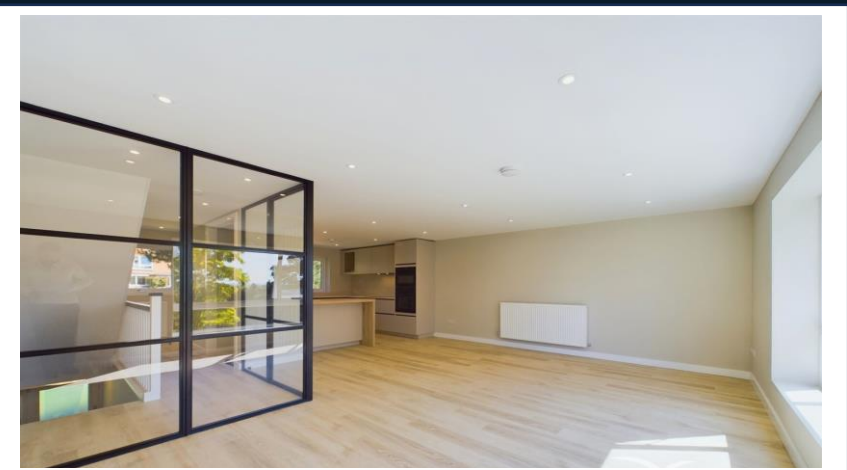
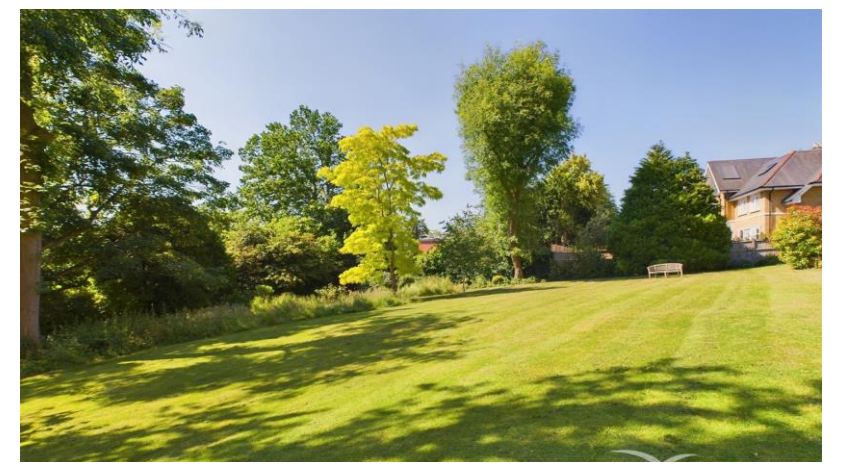
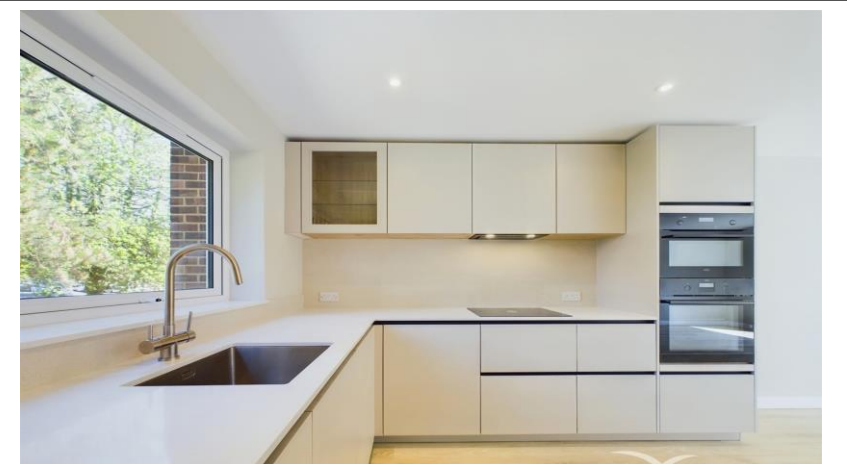
A truly stunning and recently renovated three-bedroom, split level maisonette located within the popular residential area off Edge Hill, Wimbledon, SW19. Upon entering, you are welcomed by a private entrance hall with stairs leading upstairs into a bright and spacious open-plan fully integrated kitchen / living room which is complimented by an eye-catching, and elegant glass partition wall separating the living room and hallway. The second floor comprises of two generously sized double bedrooms, a single bedroom, and a well-designed stylish bathroom with a separate shower.

Added benefits include double glazed windows throughout, gas central heating, brand new appliances, hard wood flooring throughout the first floor and a beautiful well maintained communal garden. Parking permit is available.

The property is located next to the Sacred Heart Church and is a short walk to Wimbledon Village offering plenty of amazing restaurants, shops, bus routes and a selection of excellent schools. Wimbledon Underground Station (District Line) is also within walking distance.

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

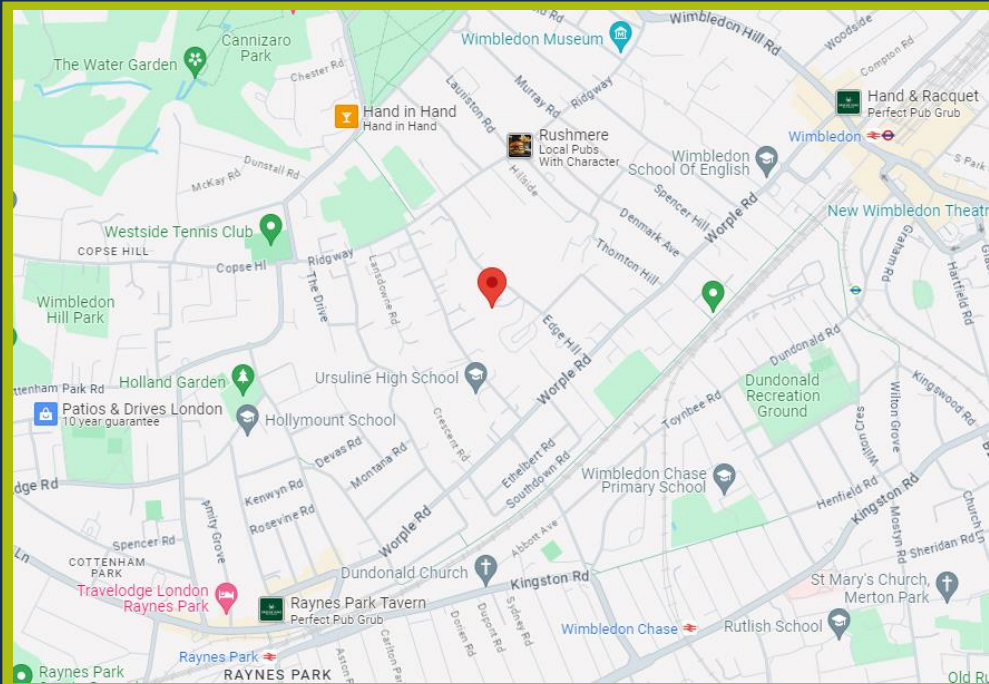
Date Available – 01/07/2024

Holding deposit amount – £750

Security Deposit amount (Five weeks rent) – £3,750.00

Council Tax Band – E

Local Authority – Merton Council



Property Type
Maisonette (First & Second)



Construction Type
Brick



Parking
Parking Permit



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband
Cable



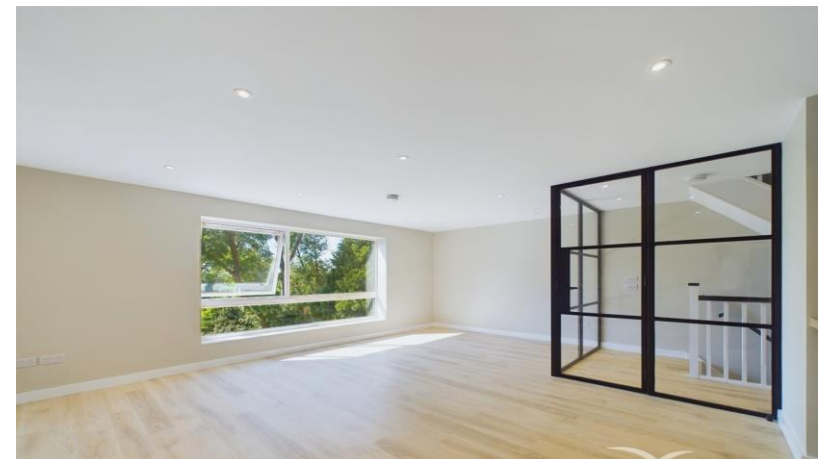
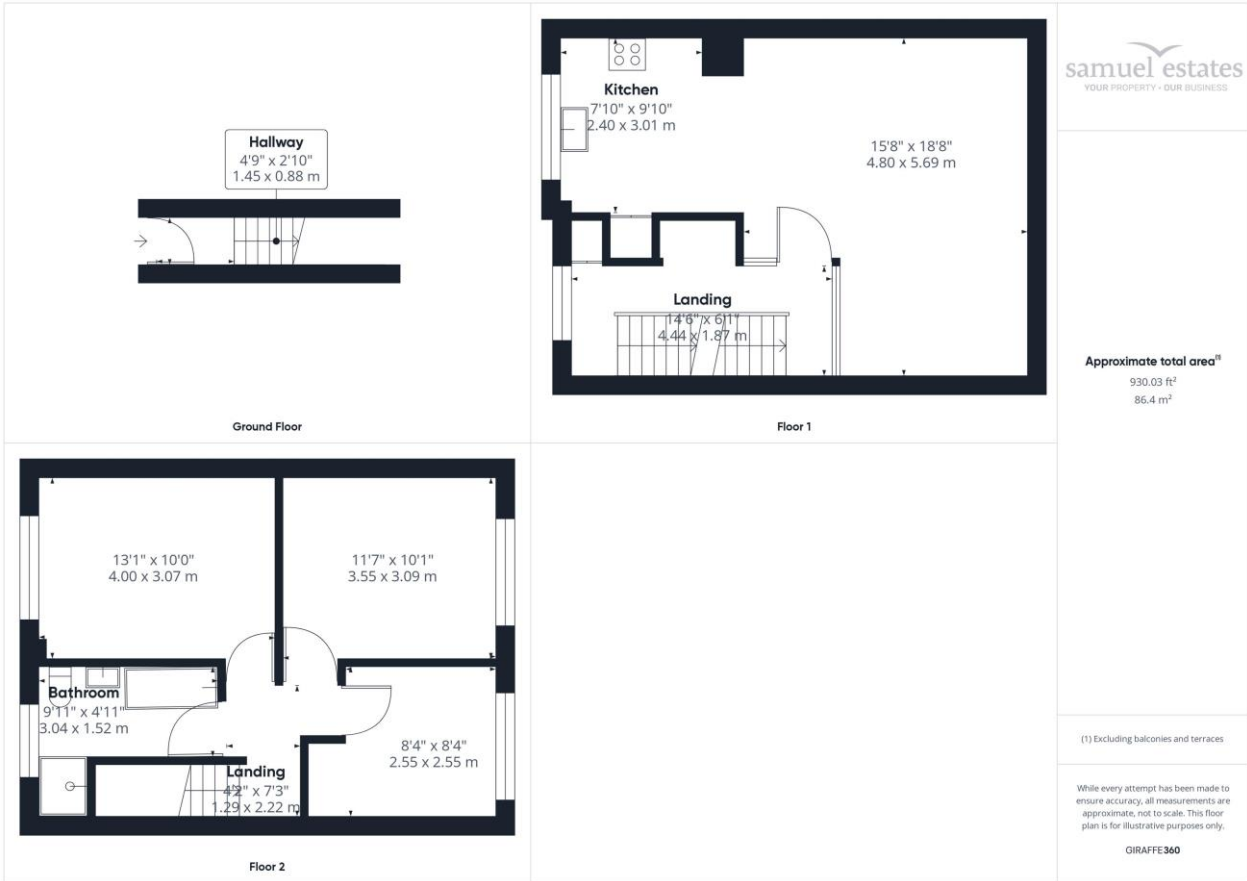
Mobile Signal
Good Coverage



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



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

