

**FOR SALE**



Cliveden Road, Wimbledon, SW19

GUIDE PRICE £550,000 Leasehold

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# Property Description

Nestled on a picturesque, tree-lined residential road in Wimbledon, this charming ground-floor maisonette provides easy access to the vibrant Wimbledon Town.

The flat features two spacious double bedrooms, a well-appointed bathroom, and a fitted kitchen. This property boasts the convenience of both a front and a large rear garden, providing versatile outdoor spaces for relaxation and entertaining.

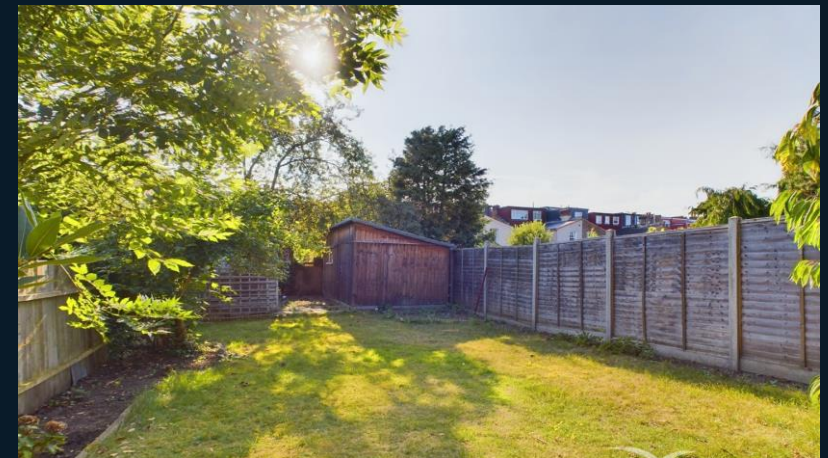
The property benefits from excellent transport links, with Wimbledon Station (District Line and Mainline to Waterloo) just a few minutes' walk away, including Wimbledon Chase Station offering direct routes to Farringdon and Blackfriars. Additionally, Dundonald Road Park Tram Stop is also within walking distance, providing convenient access to London Tram link destinations.


The highly sought-after Dundonald and Wimbledon Chase Primary Schools are both within easy reach.

This property is being offered chain-free, presenting a fantastic opportunity for prospective buyers.

## 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.



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>	74	76
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







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## Material Information

**Tenure – Leasehold**

**Length Of Lease – 125 years remaining**

**Service Charge – £236 per annum**

**Council Tax Band – D**

**Local Authority – Merton Council**



**Property Type**  
Flat (Semi Detached)



**Construction Type**  
Brick



**Parking**  
Permit Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



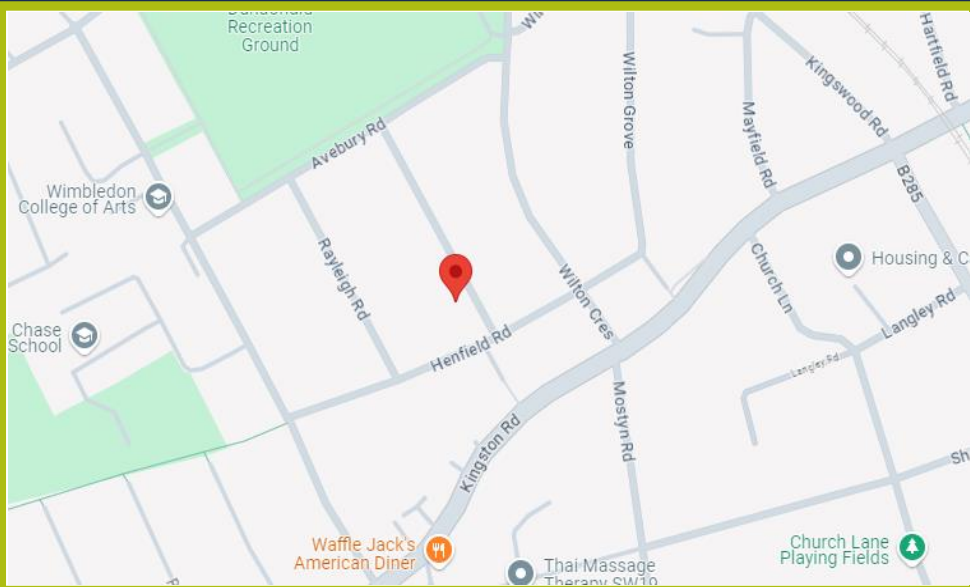
**Mobile Signal**  
Good Coverage



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



**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  
☎ 0208 679 9889

