

TO LET



Hamilton Road, South Wimbledon, SW19

£1,750.00 PCM

 **1**

 **1**


samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A spacious and well presented one bedroom ground floor flat located on the quiet and highly residential Hamilton Road, Wimbledon, SW19. The property comprises of a bright reception room, a separate kitchen, a modern bathroom and a double bedroom with direct access onto a lovely communal garden.

The property is located a stones throw away from South Wimbledon Underground station (Northern Line) along with many bus routes, providing you with excellent transport links across London and to the City. You have plenty of popular shops, bars and restaurant all within a 10-minute commute of the property.



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

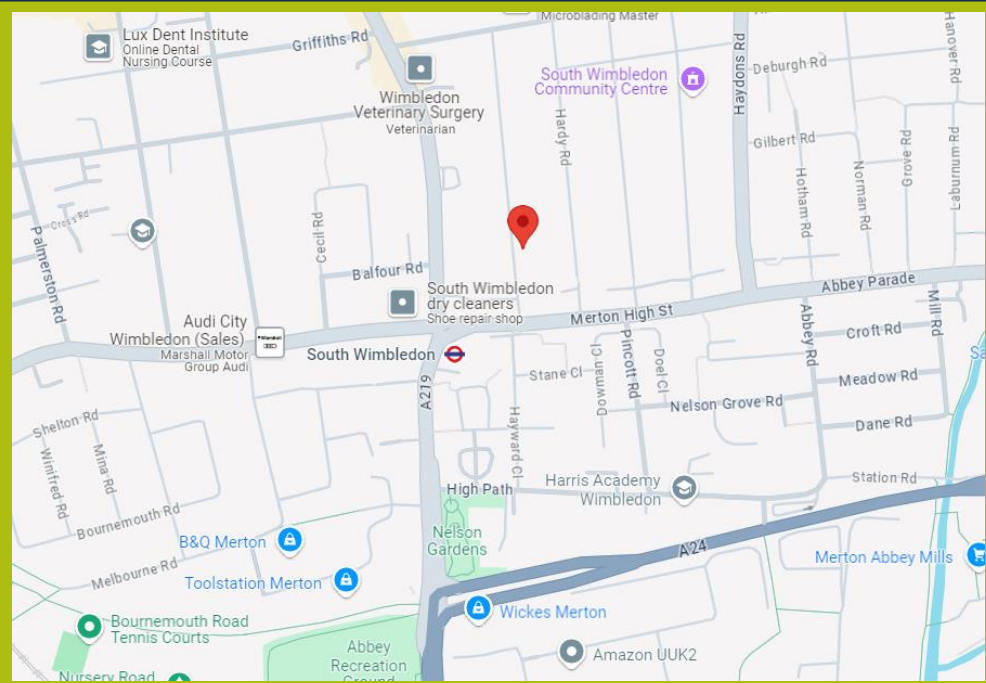
Date Available – 16/11/2024

Holding deposit amount – £403

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

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



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

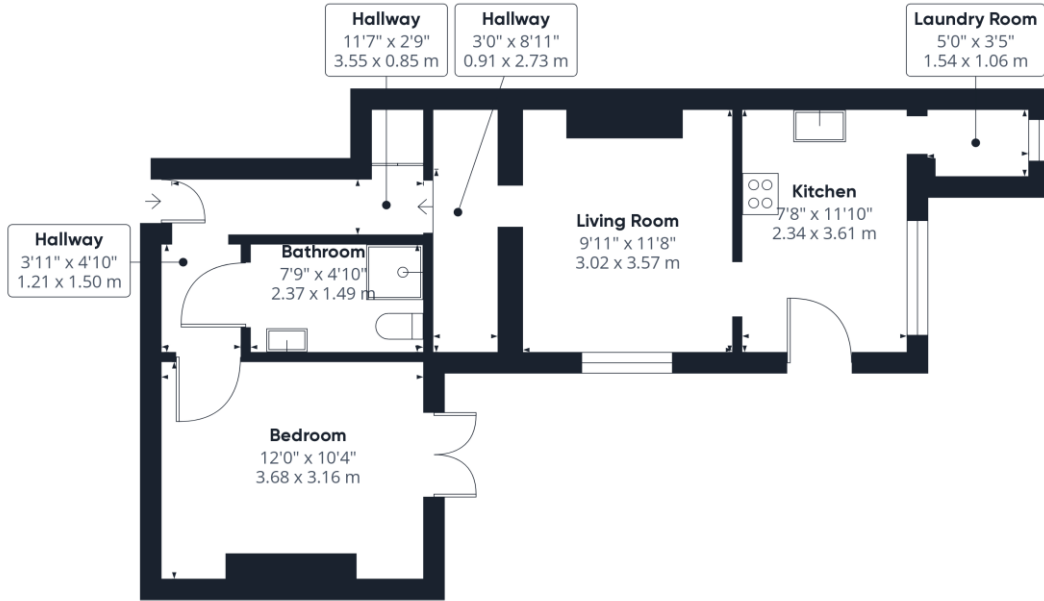


Flood Risk

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



Proposed Development in Immediate Locality?
None



Approximate total area^m
474.15 ft²
44.05 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		76
55-68 D	64	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

