

TO LET



Selhurst Close, Wimbledon, SW19

£1,500.00 PCM



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

## Property Description

A large and well presented one bedroom purpose built flat located within the highly desirable and residential Selhurst Close, Wimbledon, SW19. The property comprises of spacious living room with plenty of space for dining, a separate kitchen, a three piece bathroom with a shower over bath and a double bedroom.

The property is a stones throw away from the large open spaces of Wimbledon & Putney Common. You have plenty of bus routes on your doorstep along with Southfields Underground station (District Line) a 20 minute walk away.



## 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

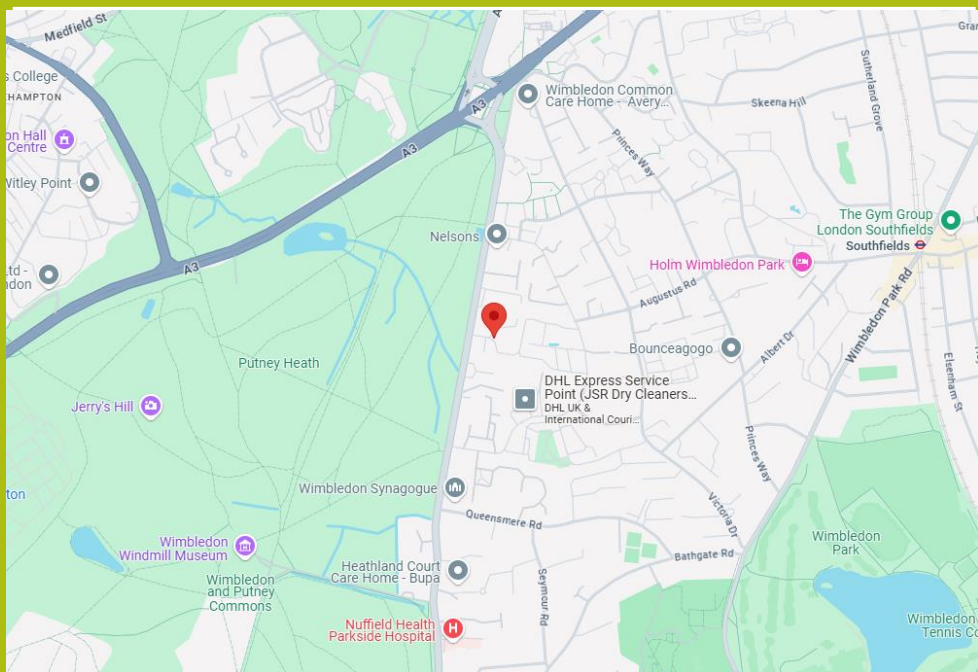
**Date Available** – 22/05/2025

**Holding deposit amount** – £346

**Security Deposit amount (Five weeks rent)** – £1,730.00

**Council Tax Band** – D

**Local Authority** – Wandsworth Council



**Property Type**  
Flat (Purpose Build)



**Construction Type**  
Brick



**Parking**  
Allocated Parking Space



**Listed Building Status**  
None



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Electric



**Broadband**  
Cable



**Mobile Signal**  
Good coverage

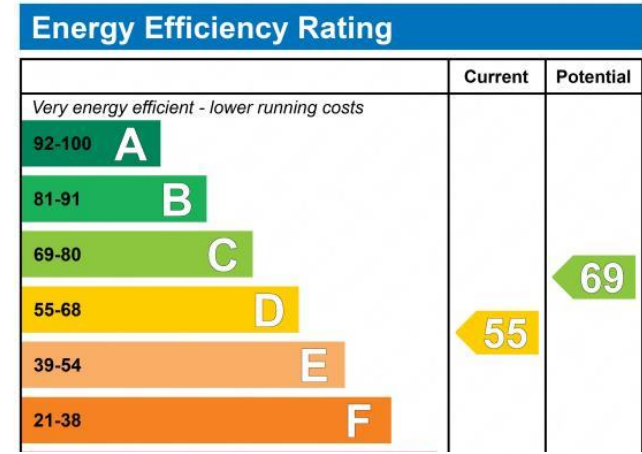
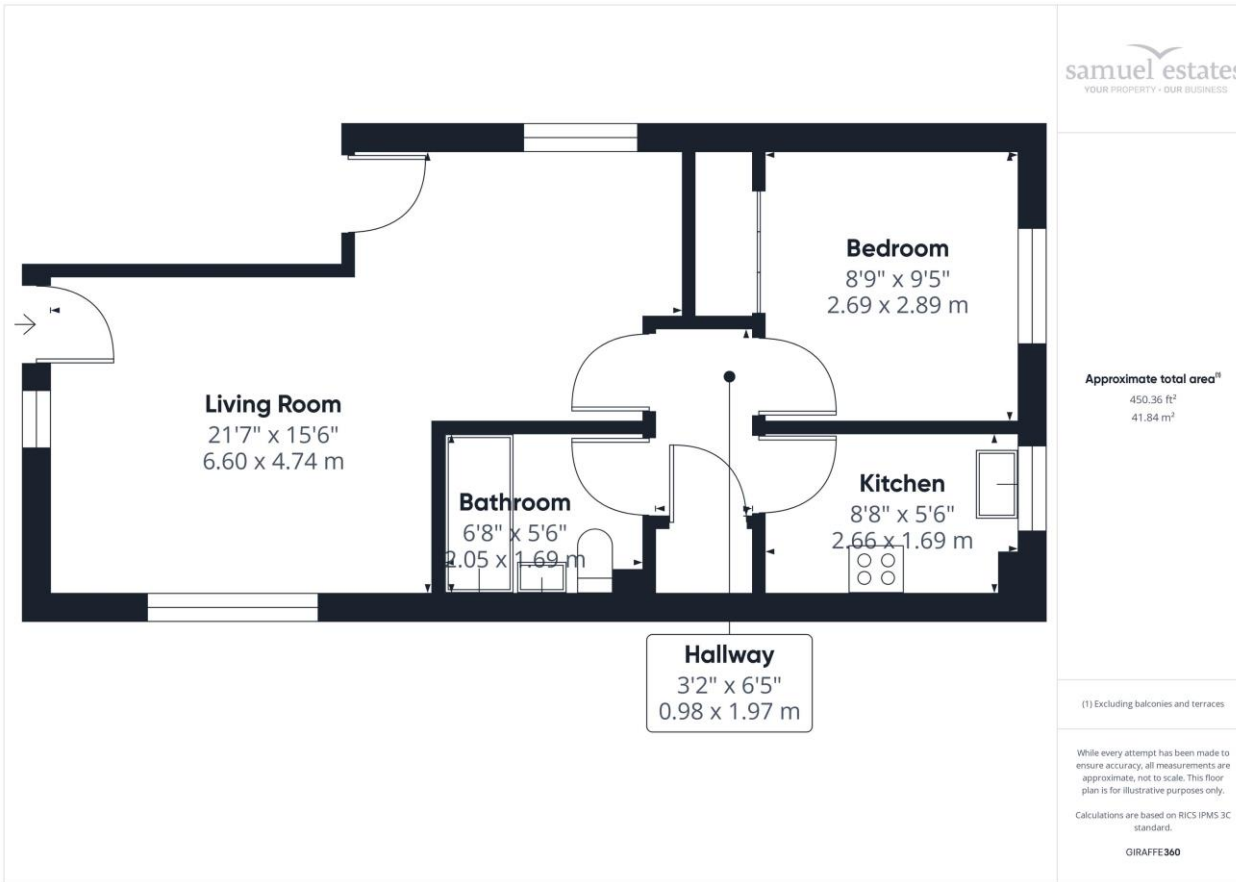


**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Level of Risk: None



**Proposed Development in Immediate Locality?**  
None





**Balham**  
45 Bedford Hill,  
London, SW12 9EY  
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**Colliers Wood & Wimbledon**  
30 Watermill Way,  
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