

TO LET



Courthope Villas, Wimbledon SW19

£4,100.00 PCM

4

2

**samuel estates**  
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## Property Description

A stunning four-bedroom, end of terrace, family house just moments from Wimbledon Town Centre, located on the highly desirable and quiet Courthope Villas, SW19.

Spread out over 1,887.34 sq ft, the ground floor comprising of a entrance hall, downstairs WC, front reception room and a wonderful open planed kitchen/family room with sliding doors that lead out to the southwest facing garden. The first floor offers two generous double bedrooms, one with an en-suite shower room, a single bedroom and family bathroom.

The master bedroom covers the entire top floor and boasts a wonderful en-suite bathroom and walk in wardrobe / dressing room. There is plenty of storage space within the eaves of the property. Located in this popular cul-de-sac ideally situated for both Wimbledon station and Town Centre as well as Wimbledon Village with its open green spaces, boutique shops, restaurants and bars



## 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

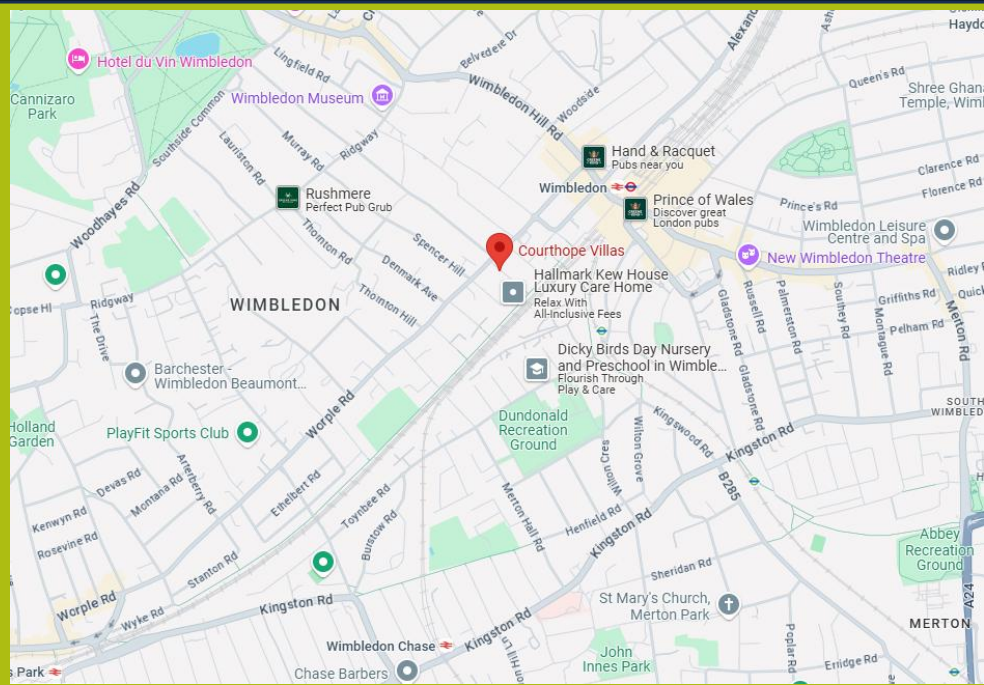
**Date Available – 25/04/2025**

**Holding deposit amount – £946**

**Security Deposit amount (Five weeks rent) – £4,730.00**

**Council Tax Band – G**

**Local Authority – Merton Council**



**Property Type**

House (Semi Detached)



**Construction Type**

Brick



**Parking**

Drive



**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

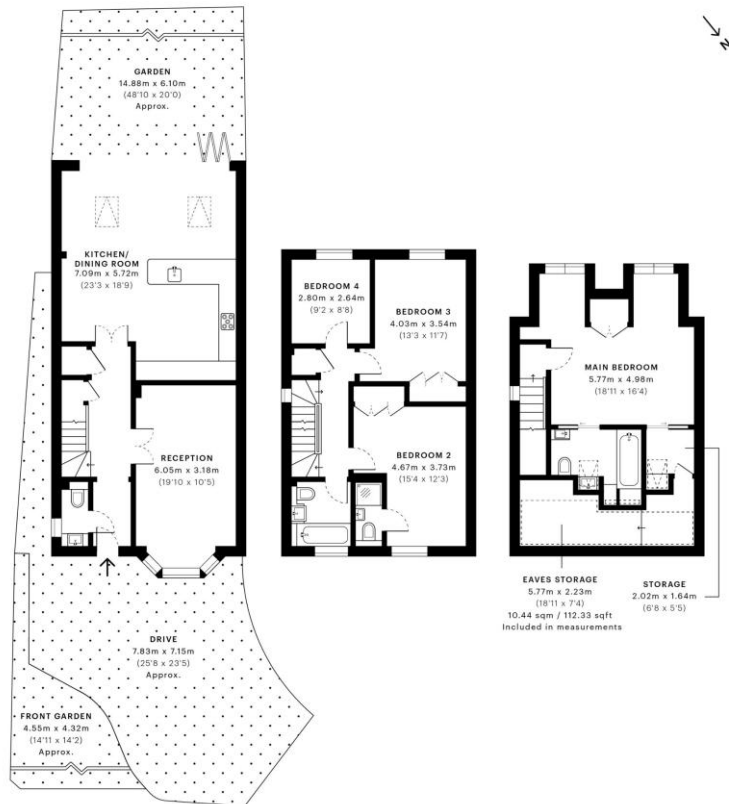


## Courthope Villas, SW19

CAPTURE DATE 18/01/2022 LASER SCAN POINTS 7773,148

GROSS INTERNAL AREA

175.34 sqm / 1887.34 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
175.34 sqm / 1887.34 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, external floor height  
150.52 sqm / 1620.18 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
7.98 sqm / 85.90 sqft



Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 169.56 sqm / 1825.13 sqft  
IPMS 3C RESIDENTIAL 161.08 sqm / 1733.85 sqft

spec id: 61d5062d4d4730dcdd8169

### 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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	75	83
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		