

FOR SALE



Hartfield Road, Wimbledon, SW19

GUIDE PRICE £400,000 Share of Freehold



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Property Description

This beautifully presented one-bedroom apartment is ideally situated on the sought-after Hartfield Road, right in the vibrant heart of Wimbledon. Offering a perfect blend of style, comfort, and convenience, this charming home is ideal for professionals, couples, or anyone seeking an elegant urban lifestyle.


The apartment features a spacious and bright lounge, flooded with natural light, making it the perfect space to relax or entertain guests. A separate, fully fitted kitchen provides ample storage and workspace, ideal for home cooking and hosting. The generously sized double bedroom offers a peaceful retreat with enough space for additional furnishings, while the modern bathroom is well-appointed with contemporary fittings.

Located in Wimbledon Town this property is just steps from exceptional shopping, acclaimed restaurants, and superb transport connections via National Rail, Underground, and Tram services. It offers a rare opportunity to secure an elegant home in one of London’s most desirable locations.



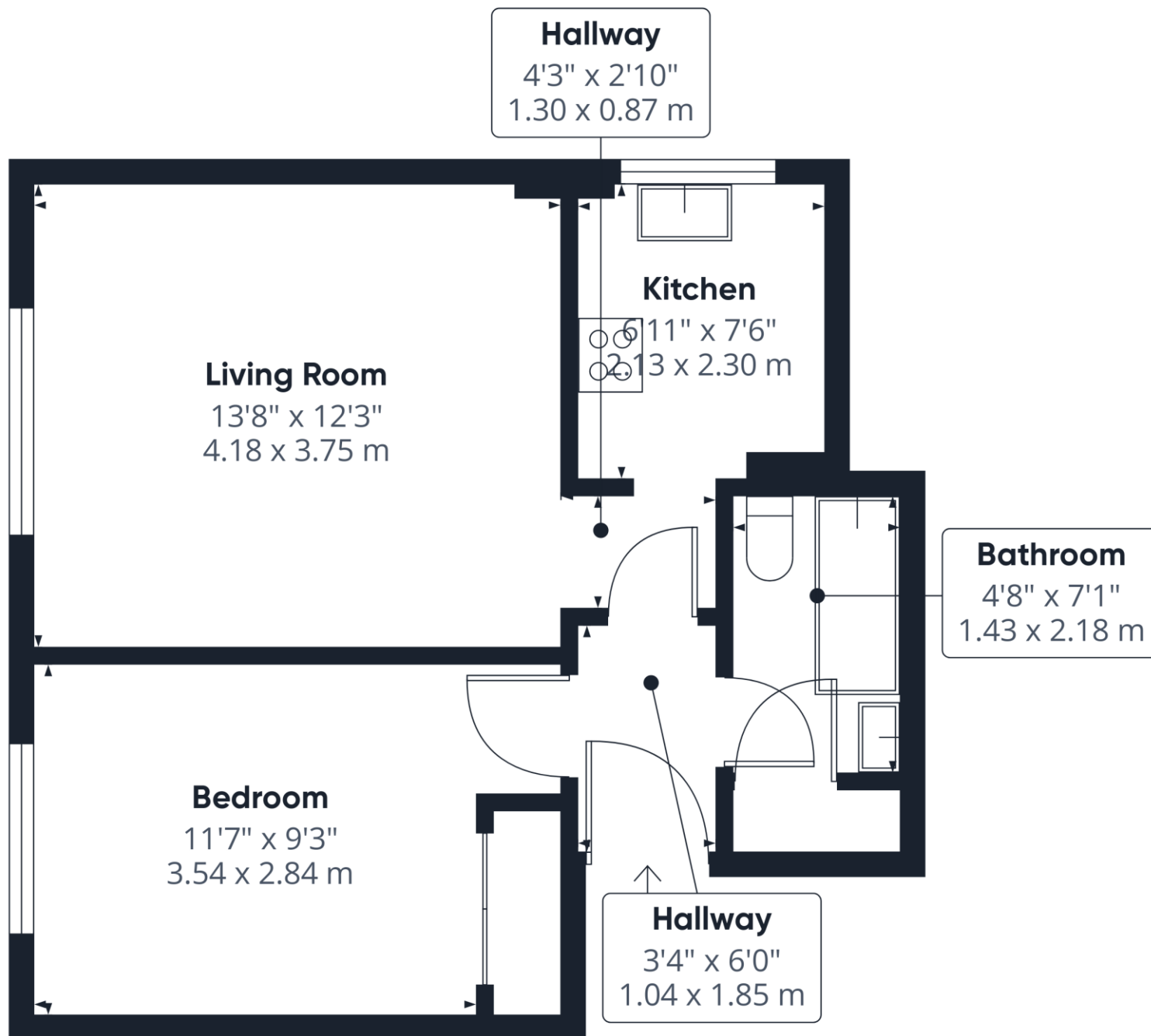
Disclaimer

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
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		78
55-68 D		
39-54 E	39	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 







Approximate total area⁽¹⁾

424 ft²

39.3 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

Material Information

Tenure – Leasehold (with a Share of Freehold)

Length Of Lease – 948 years remaining

Service Charge – £1400

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (First Floor)



Construction Type
Brick



Parking
Parking Permit



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric Communal



Broadband
Standard/ Superfast



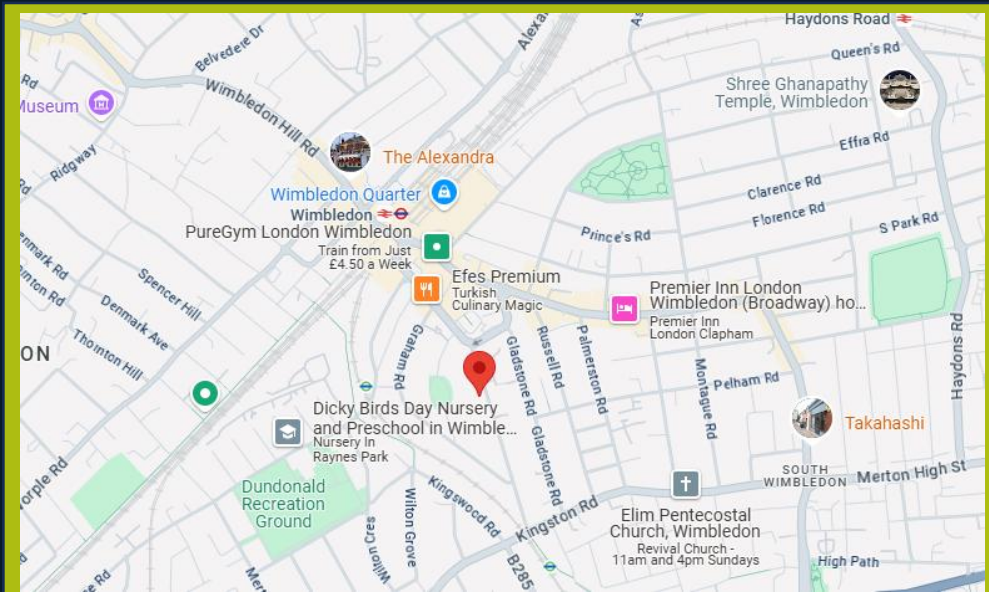
Mobile Signal
Good Coverage



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



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