

FOR SALE



Regent Place, Wimbledon, SW19

Guide Price £650,000 Freehold



samuel estates
YOUR PROPERTY • OUR BUSINESS

Property Description

A beautifully presented and generously proportioned two-bedroom house situated on the peaceful and highly sought-after Regent Place in Wimbledon. A significant advantage of this property is the inclusion of a **private garage**, providing secure off-street parking or valuable additional storage—an increasingly rare feature in London.

This charming home offers a perfect blend of comfort, practicality, and style, making it ideal for professionals, couples, or small families. Upon entering, you are welcomed by a bright and spacious living room, perfect for both relaxing and entertaining. Adjacent to the living room is a fully fitted, separate kitchen with ample counter space and storage, ideal for home cooking and casual dining.

The property boasts two well-sized double bedrooms, both offering plenty of natural light and space for additional furniture or home working setups. A modern three-piece bathroom, featuring a sleek finish and a shower over the bath, while a convenient separate WC provides added practicality for everyday living.

One of the standout features of this delightful home is the sun-trapped private garden; a serene and low-maintenance outdoor space perfect for al fresco dining, gardening, or simply unwinding during warmer months. Additional benefits include a private driveway for off-street parking.

Ideally located just moments from Haydons Road Train Station (Thameslink), the property offers superb transport links across London and to the City, making commuting a breeze. Residents will also enjoy easy access to a wide range of local shops, popular eateries, and the expansive Wandle Meadow Nature Park, offering the best of both urban and natural surroundings.

This is a rare opportunity with all the conveniences of city living close at hand is offered Chain Free.

Disclaimer

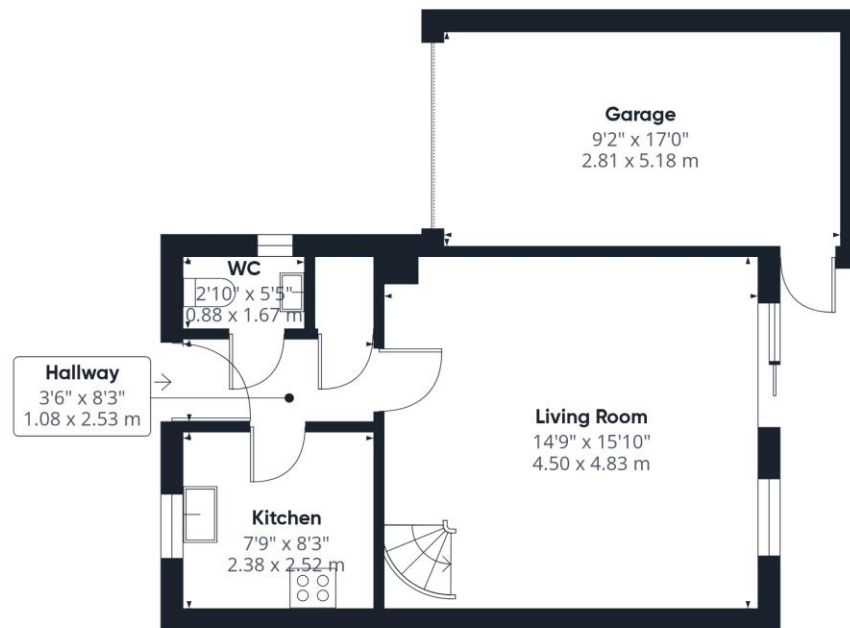
Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part 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.



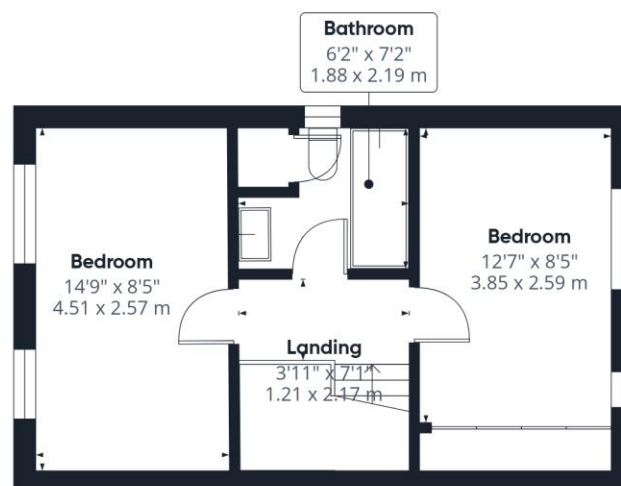
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		84
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Ground Floor



Floor 1

Approximate total area^m

821 ft²
76.2 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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 – Freehold

Council Tax Band – E

Local Authority – Merton Council



Property Type

House (Semi Detached)



Construction Type

Brick



Parking

Drive & Private Garage



External Wall Survey

N/A



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Central Gas Heating



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good Coverage



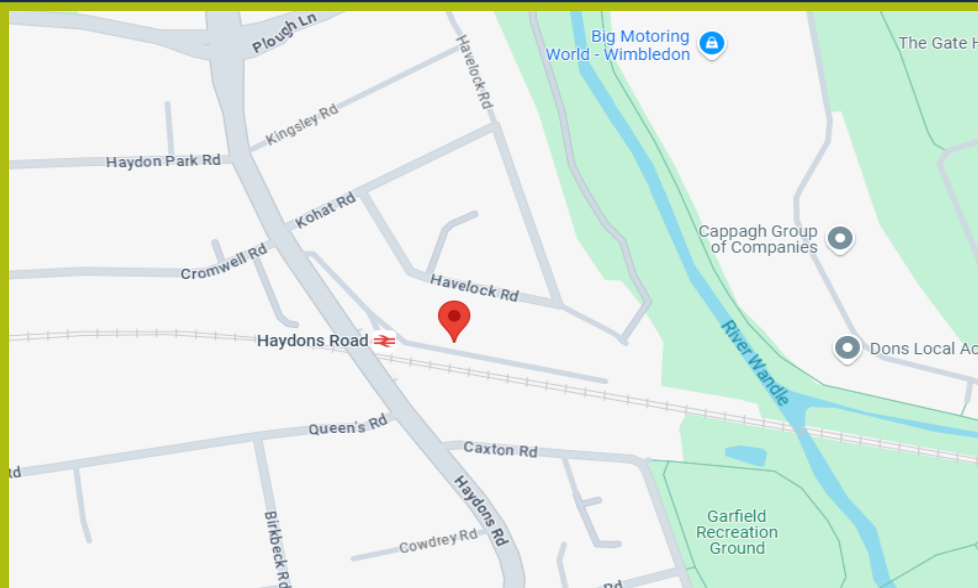
Flood Risk

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



samuelestates.com