

TO LET



Regent Place, Wimbledon, SW19

£2,400.00 PCM



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## Property Description

A beautifully presented and generously proportioned two-bedroom house situated on the peaceful and highly sought-after Regent Place in Wimbledon. 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 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.

## 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

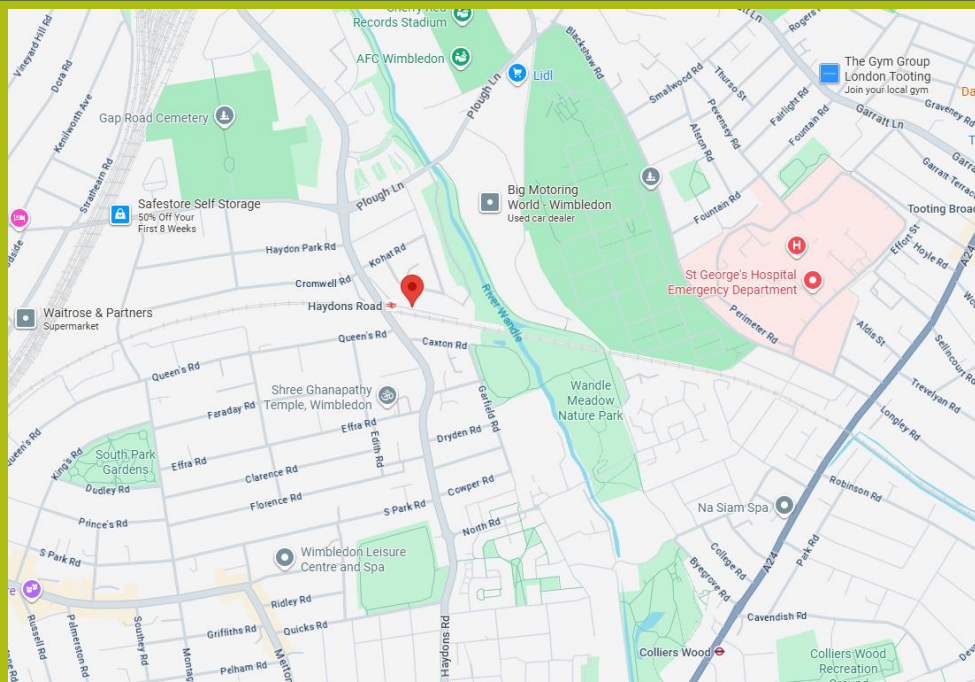
**Date Available – 25/07/2023**

**Holding deposit amount – £553**

**Security Deposit amount (Five weeks rent) – £2,769.00**

**Council Tax Band – E**

**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





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Approximate total area\*

821 ft<sup>2</sup>  
76.2 m<sup>2</sup>

Reduced headroom

12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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



### Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         | 84        |
| 69-80 <b>C</b>                              | 69      |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |

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