

TO LET



Oakwood Avenue, Mitcham, CR4

£2,000.00 PCM

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Property Description

A spacious and beautifully presented two-bedroom home situated on the peaceful and residential Oakwood Avenue, Mitcham, CR4. The property features a generously sized living room with a striking feature fireplace, a separate dining room, a large fitted kitchen, two double bedrooms, and a modern three-piece bathroom with a shower over the bath.

Additional highlights include a sizeable private garden, a walk-in wardrobe adjoining the main bedroom, and double-glazed windows throughout.

Conveniently located within a 20-minute walk or a short bus ride to Colliers Wood Underground Station (Northern Line), the property also benefits from easy access to the Tandem Centre, offering a great selection of shops, restaurants, Sainsbury's, and M&S nearby.



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

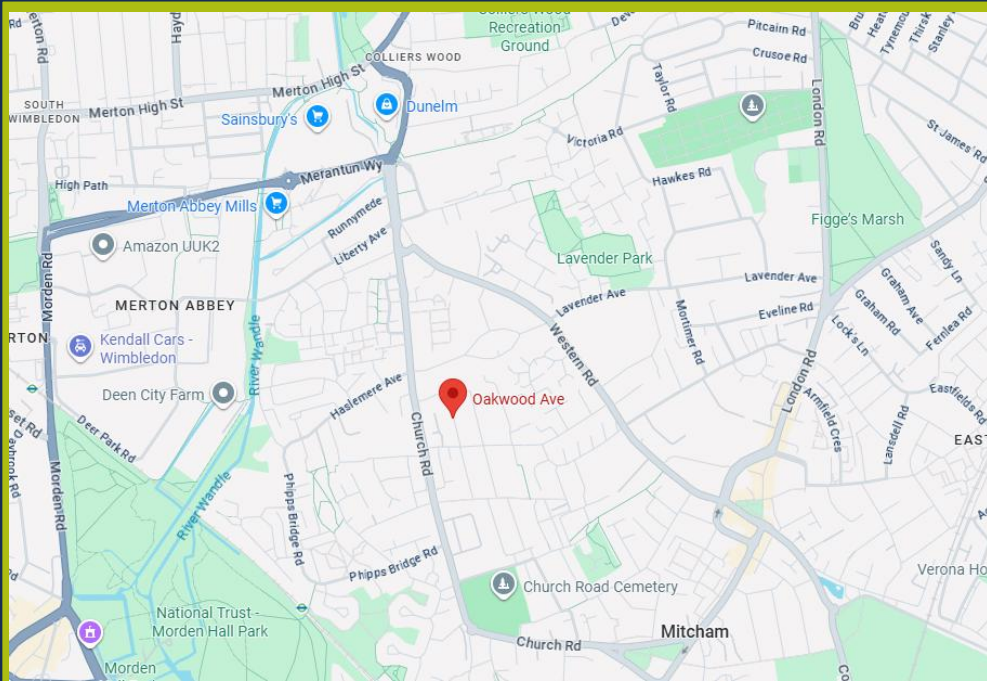
Date Available – 23/09/2025

Holding deposit amount – £461

Security Deposit amount (Five weeks rent) – £2,307.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

House (Terraced)



Construction Type

Brick



Parking

Free Street Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

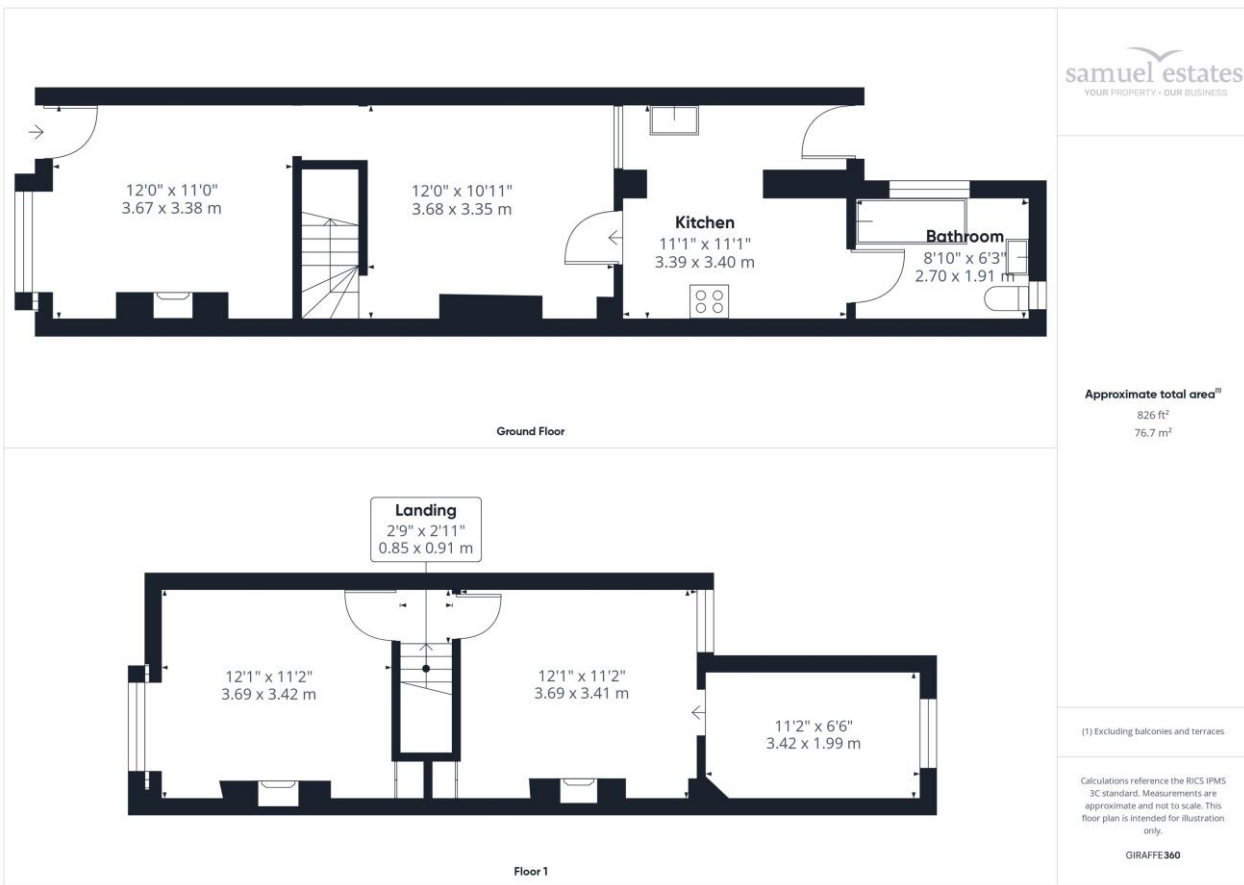
Has the property been flooded in the past five years: **NO**

Level of Risk: None



Proposed Development in Immediate Locality?

None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		74
55-68 D		
39-54 E	40	
21-38 F		
1-20 G		

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London, SW12 9EY
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Streatham
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London, SW16 3PX
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