

TO LET



Alexandra Road, Wimbledon, SW19

£2,150.00 PCM

2
1

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Property Description

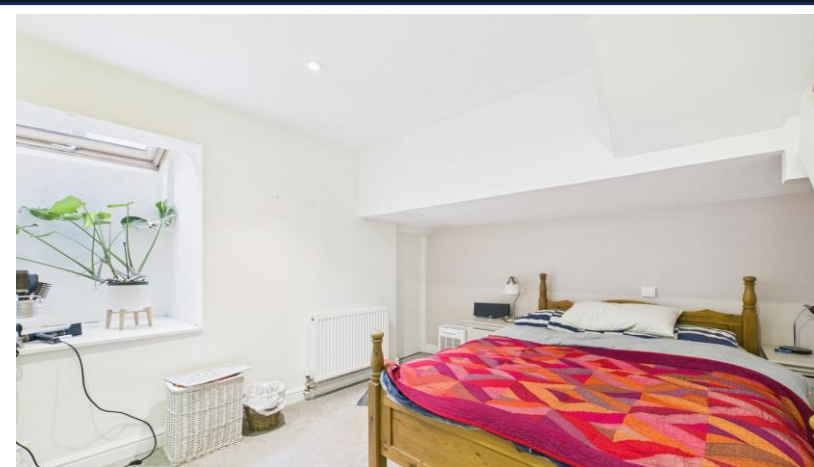
A truly unique two-bedroom ground-floor flat, ideally situated on the highly sought-after Alexandra Road in Wimbledon, SW19. The property offers a spacious reception room, a modern fitted kitchen with space for dining, a generous principal bedroom featuring a walk-in wardrobe, a second well-proportioned double bedroom, and a contemporary three-piece bathroom with a shower over the bath.

Further benefits include a good-sized private garden with side access as well as direct access from the kitchen, along with ample storage throughout. The flat is superbly located within a short walk of Wimbledon Station (South Western Railway, Thameslink) and the District Line underground, providing excellent transport links across London and into the City. Wimbledon Quarter Shopping Centre is also nearby, offering a variety of popular restaurants, shops, and leisure facilities, while Wimbledon Broadway provides an excellent range of local amenities.

This property is ideally suited to two professional sharers or a young family seeking generous living space in a prime location with outstanding transport links and an exceptional lifestyle offering.

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

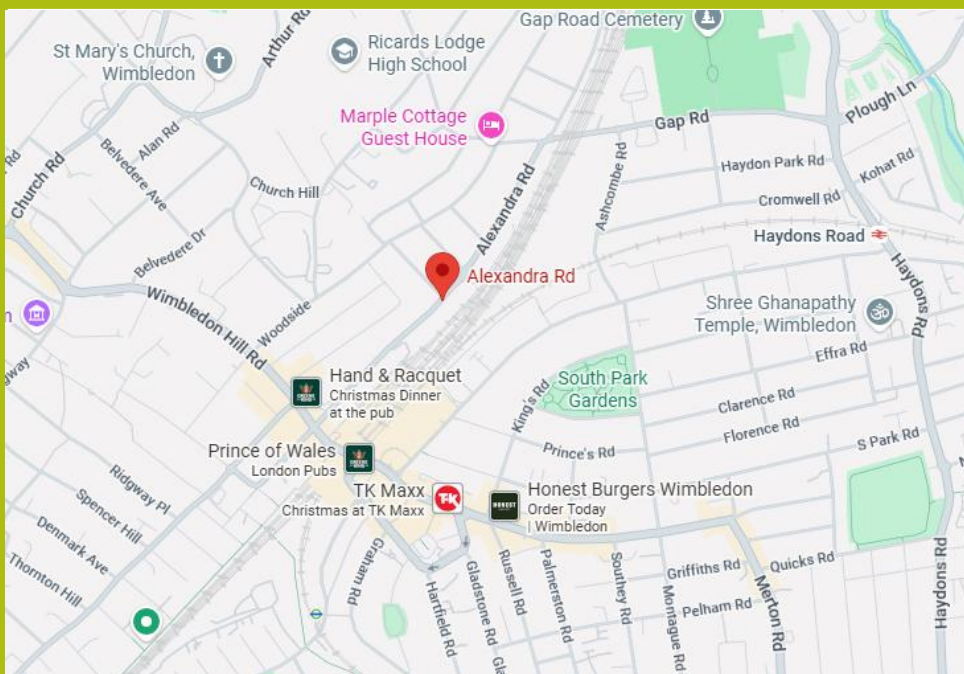
Date Available – 24/01/2026

Holding deposit amount – £496

Security Deposit amount (Five weeks rent) – £2,480.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (Ground Floor)



Construction Type

Brick



Parking

Parking Permit



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

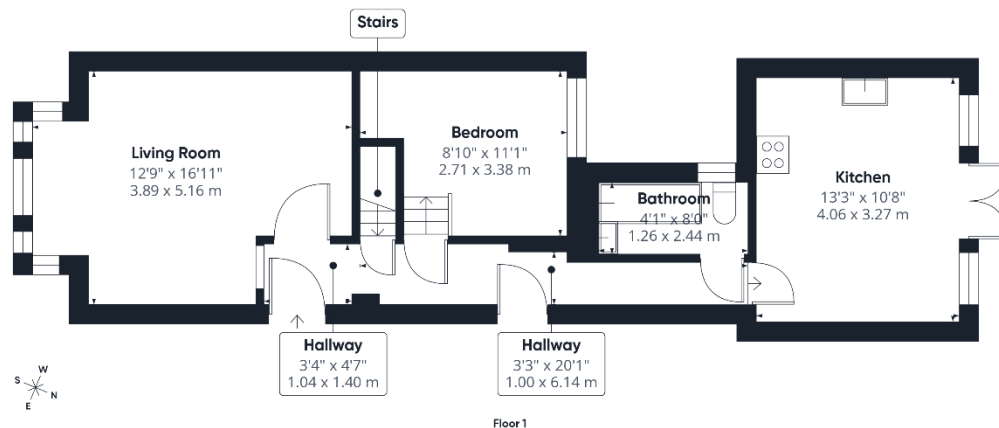


Proposed Development in Immediate Locality?

None



Ground Floor



Floor 1

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Approximate total area[®]

722 ft²
67.2 m²

Reduced headroom

11 ft²
1 m²

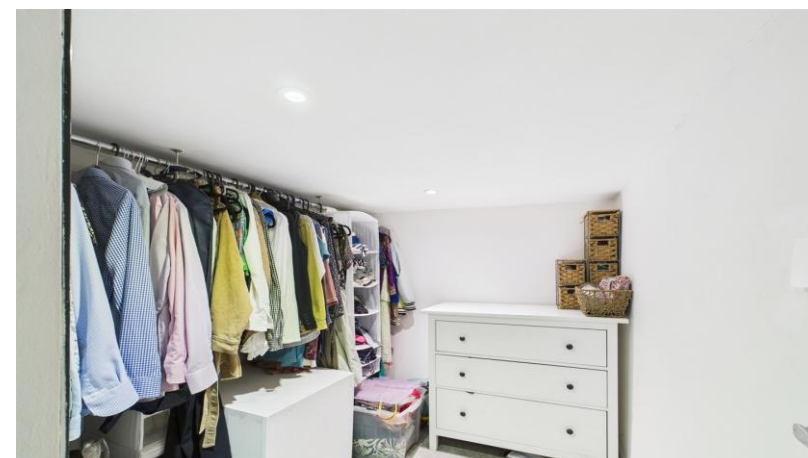
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

OIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	62	75
39-54 E		
21-38 F		
1-20 G		

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45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

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