

TO LET


samuel estates
Lettings & Sales

Beulah Road, Wimbledon, SW19

£1,750.00 PCM

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Property Description

This beautiful one double bedroom flat within a new build development, comprises of a spacious living room, modern kitchen, stylish bathroom and a good sized double bedroom. Added benefits include a private balcony, wooden flooring throughout, wall to ceiling windows in the living room and bedroom allowing plenty of natural light throughout the property.

The property is located in the heart of Wimbledon which is very convenient for Wimbledon town centre, mainline station and District line tube as well as the shopping amenities of the Broadway.

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 – 03/02/2026

Holding deposit amount – £403

Security Deposit amount (Five weeks rent) – £2,019.00

Council Tax Band – B

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

XXXXXXXXXX



Mobile Signal

XXXXXXXXXX



Flood Risk

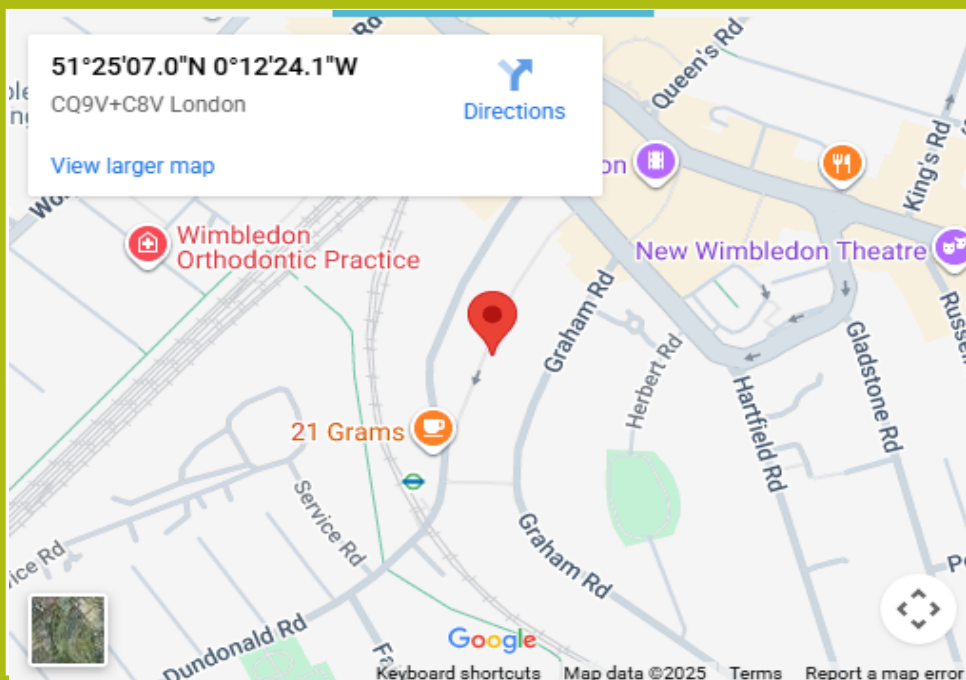
Has the property been flooded in the past five years: **NO**

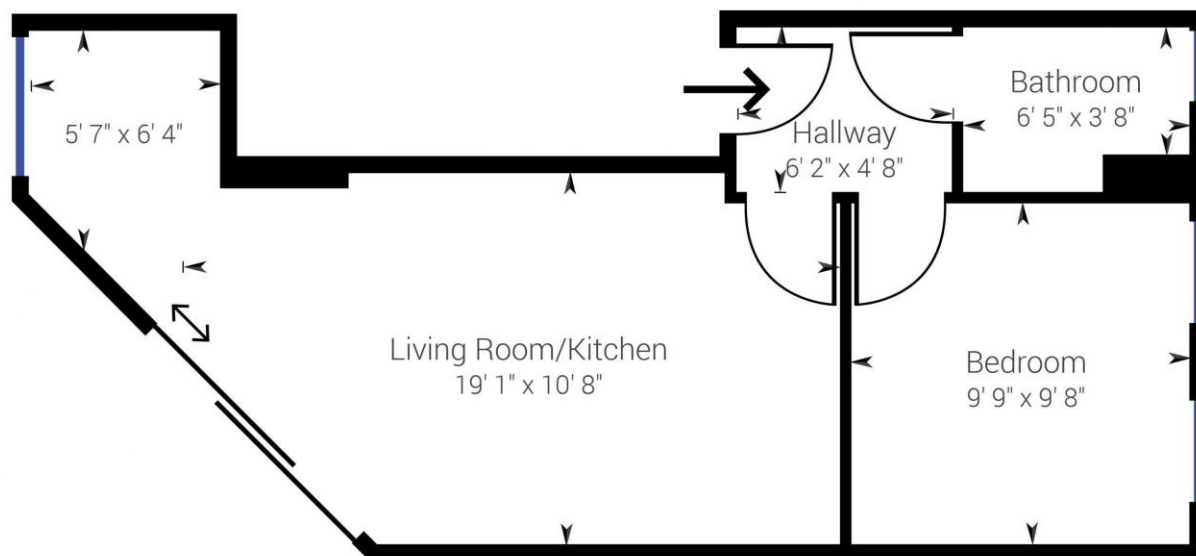
Level of Risk: None



**Proposed Development
in Immediate Locality?**

None





Address: F2, Beulah Road, SW19

Approximate net internal area: 388.00 ft² / 36.05 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B	84	84
69-80 C		
55-68 D		

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