

TO LET



Linnet Court, Veals Mead, Mitcham, CR4

£1,500.00 PCM

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## Property Description

A bright and spacious top-floor flat offering two generous double bedrooms, ideally positioned on the highly sought-after residential road of Veals Mead, on the Mitcham/Colliers Wood borders (CR4).

The property features a large living room, two well-proportioned bedrooms, a modern fitted kitchen, and a contemporary bathroom. Further benefits include double-glazed windows throughout and an allocated parking space.

Set on a quiet and attractive street overlooking Lavender Park, the flat is conveniently located just a 20-minute walk from Colliers Wood Underground Station (Northern Line).

## 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

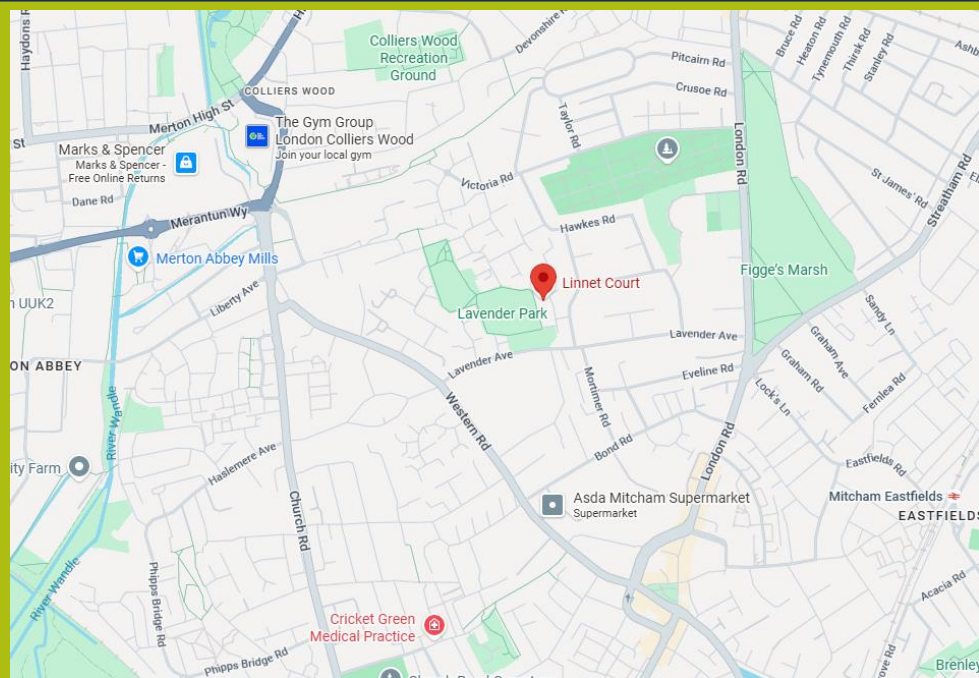
**Date Available** – 28/03/2026

**Holding deposit amount** – £346

**Security Deposit amount (Five weeks rent)** – £1,730.00

**Council Tax Band** – C

**Local Authority** – Merton Council



**Property Type**

Flat (Top Floor Flat)



**Construction Type**

Brick



**Parking**

Allocated Parking



**Listed Building Status**

None



**Water Supply**

Thames Water



**Electricity Supply**

Mains



**Heating**

Electric



**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





Approximate total area<sup>(1)</sup>  
471.21 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	77	81
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		

**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  
☎ 020 8679 9889



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