

TO LET



Linnet Court, Veals Mead, Mitcham, CR4

£1,500.00 PCM

2
1

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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

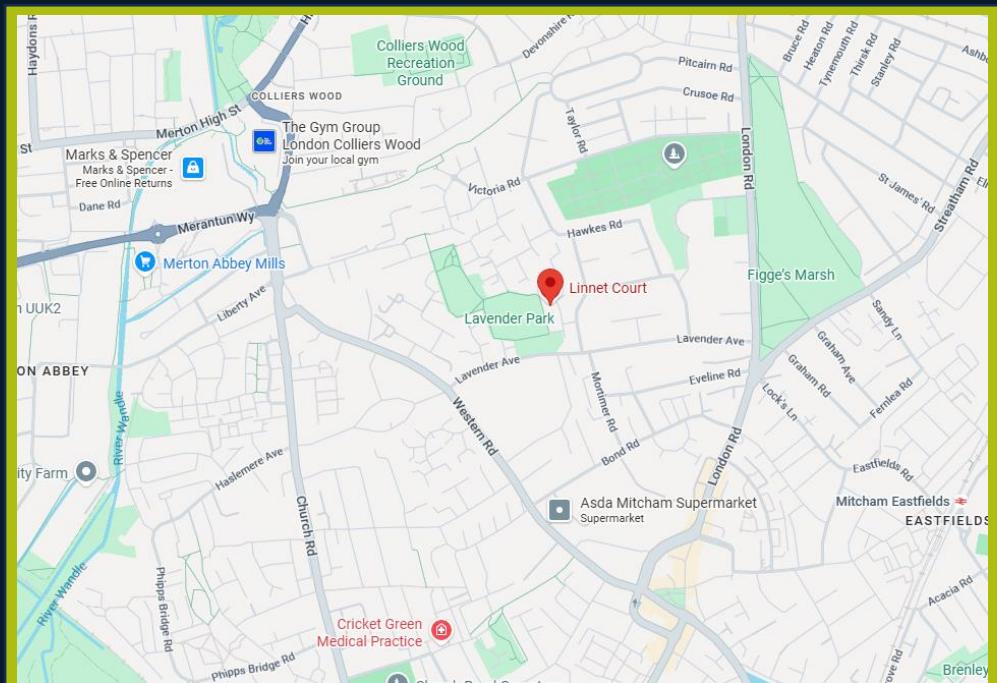
Date Available – 28/03/2026

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⁽¹⁾
471.21 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

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

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