

TO LET



Veronica Gardens, SW16

£1,650.00 PCM

 **2**

 **1**


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Property Description

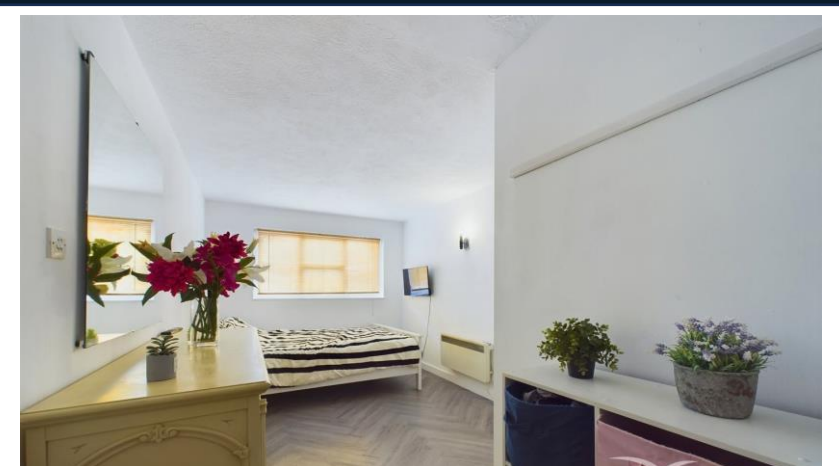
A spacious and well presented two bedroom ground floor flat located within a quiet and residential Veronica Gardens, Mitcham Eastfields, SW16. The property features a generous living room with plenty of space for dining, a stunning separate kitchen, a large double bedroom, a single bedroom and a modern three piece bathroom with shower over bath.

The property benefits from double glazed windows throughout and an allocated parking space. The property is conveniently located with easy access to local amenities such as shops, restaurants, and great schools. Streatham Common Station & Mitcham Eastfield's Station are both a short walk from the property, providing you with excellent transport links across London and to the City.

This property is perfect for a couple or a young family in need of extra space and good transport links.

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

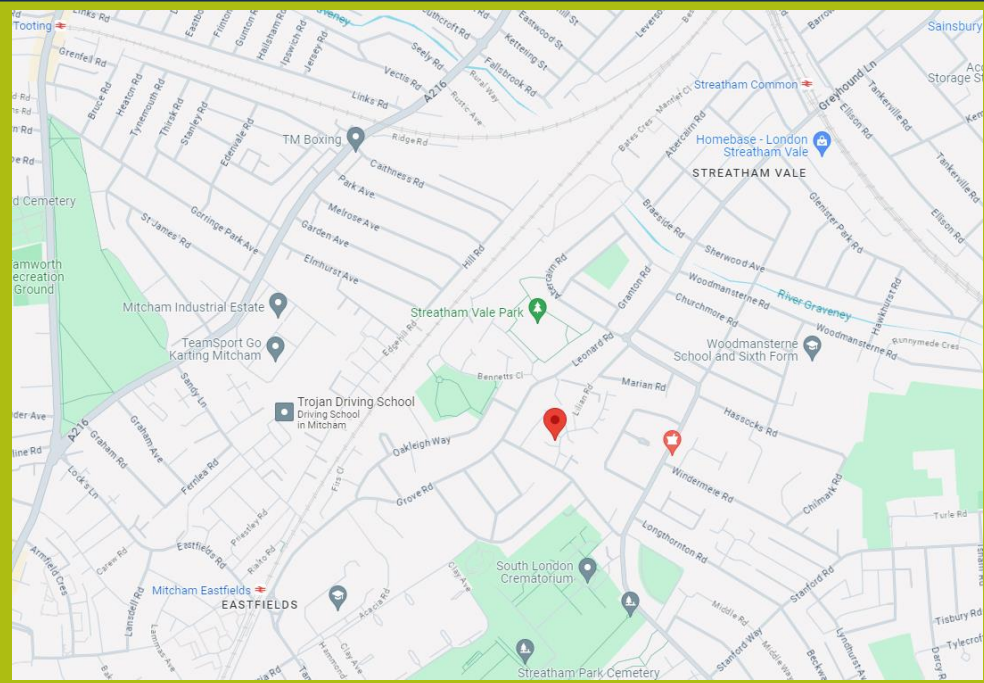
Date Available – 03/08/2024

Holding deposit amount – £380

Security Deposit amount (Five weeks rent) – £1,903.84

Council Tax Band – C

Local Authority – Merton Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



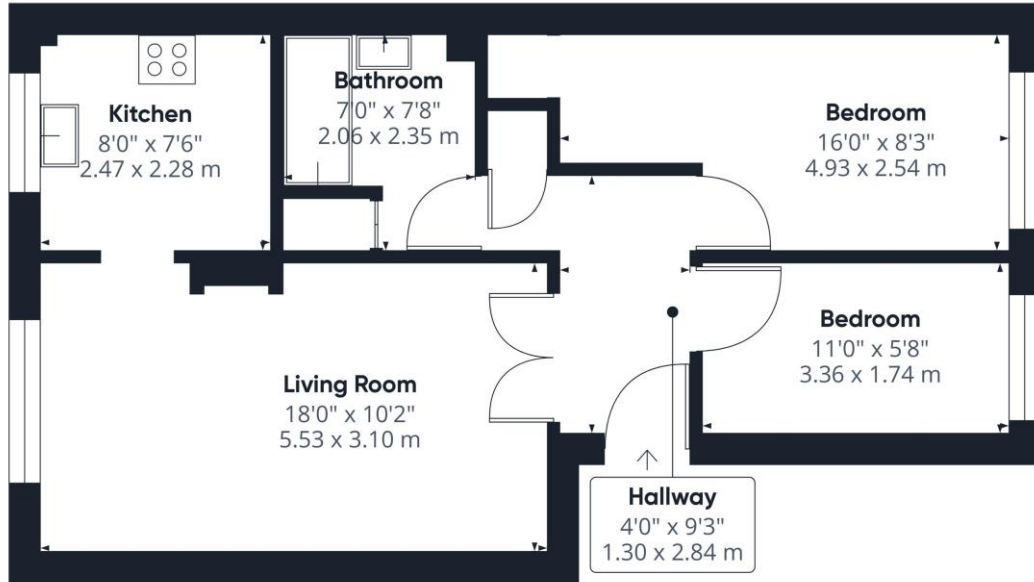
Mobile Signal
Good Coverage



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⁾
541.75 ft²
50.33 m²

(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		
69-80 C	72	82
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

