

TO LET



Burleigh Lodge, Montague Road, South Wimbledon, SW19

£2,200.00 PCM

 2

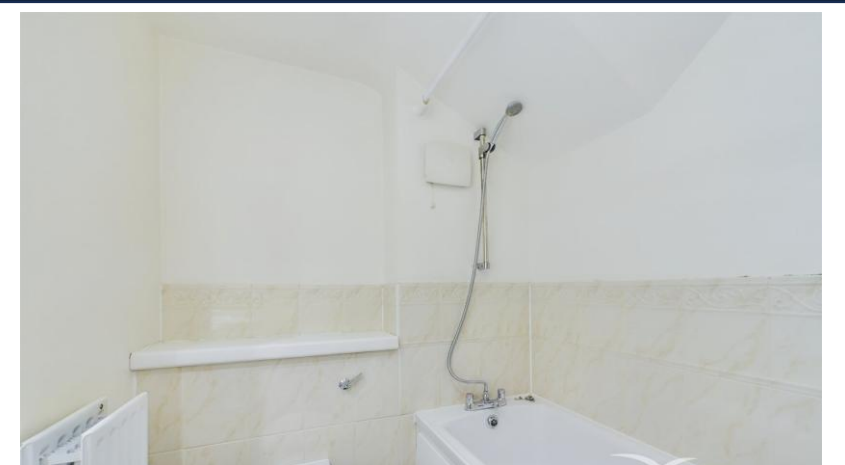
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Property Description

A superb two-bedroom apartment situated in a boutique development just off Kingston Road, within walking distance of Wimbledon town centre and South Wimbledon tube station. This well-maintained property features an open-plan kitchen, dining, and living area, a spacious double bedroom with an ensuite, a single bedroom, and a contemporary family bathroom.

The property is located a short walk to Wimbledon Station and South Wimbledon Underground (Northern Line) along with bus & tram links providing you with excellent transportation across London and to the City.



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

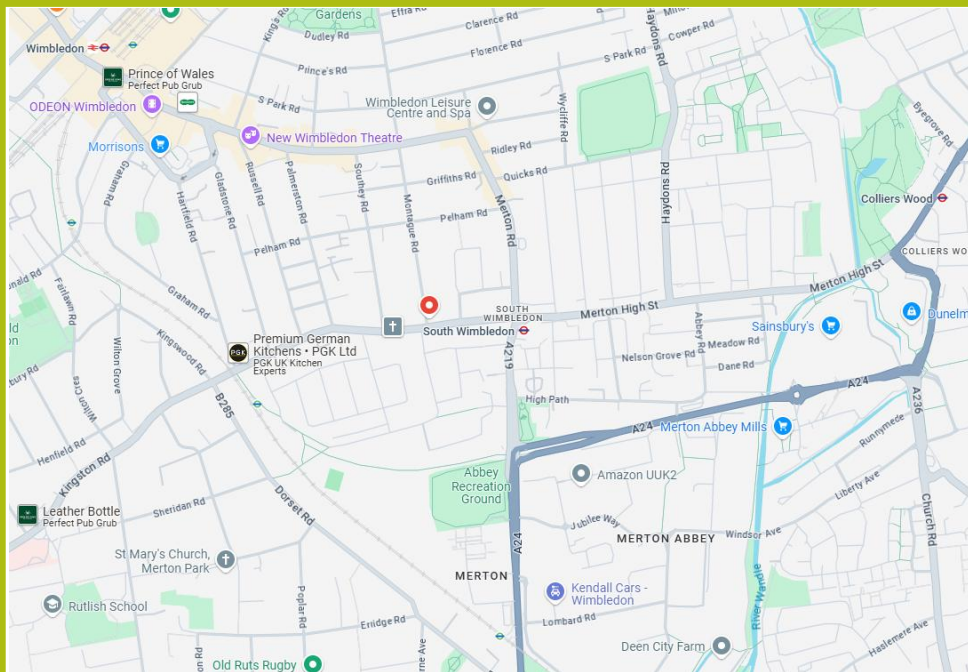
Date Available – 10/10/2025

Holding deposit amount – £507

Security Deposit amount (Five weeks rent) – £2,538.46

Council Tax Band – D

Local Authority – Merton Council



Property Type
Flat (Purpose Build)



Construction Type
Brick



Parking
Allocated Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Gas - Mains



Broadband
Cable



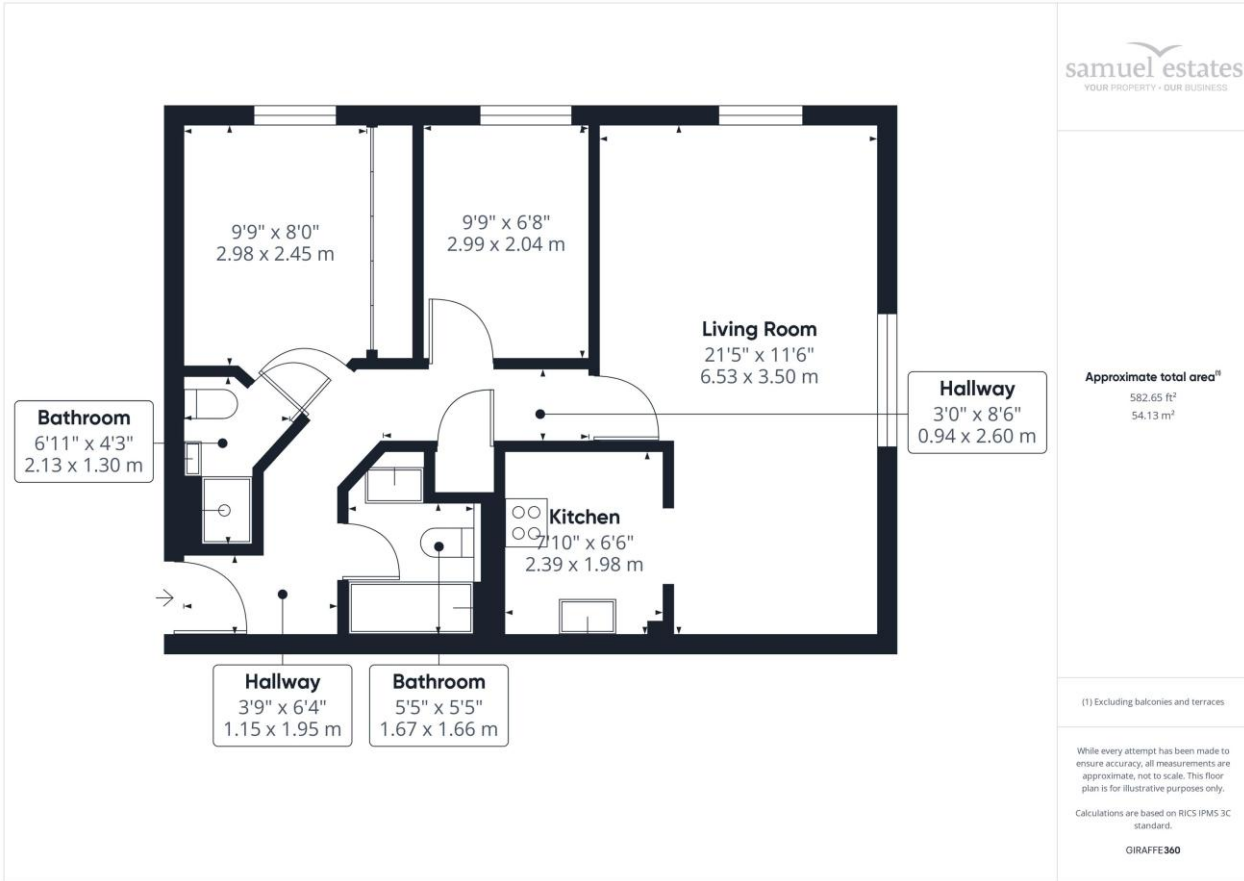
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	78	78
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	

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45 Bedford Hill,
London, SW12 9EY
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Colliers Wood & Wimbledon
30 Watermill Way,
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