

**TO LET**



**Merton Road, South Wimbledon, SW19**

**£1,850.00 PCM**

 **2**  
 **1**

**samuel estates**  
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## Property Description

A spacious two-bedroom first-floor flat, ideally situated on the well-connected Merton Road. The property features a bright and airy living room with large bay windows that flood the space with natural light, a separate fully fitted kitchen, two generously sized double bedrooms, a modern three-piece bathroom, and a spacious entrance hall.

Conveniently located just moments from South Wimbledon Underground Station (Northern Line) and several major bus routes, the property offers excellent transport links across London and into the City. Wimbledon town centre is also within easy walking distance, providing a fantastic selection of restaurants, pubs, bars, and shops. This property is perfect for a couple or two sharers seeking extra space and great transport connections.

## 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

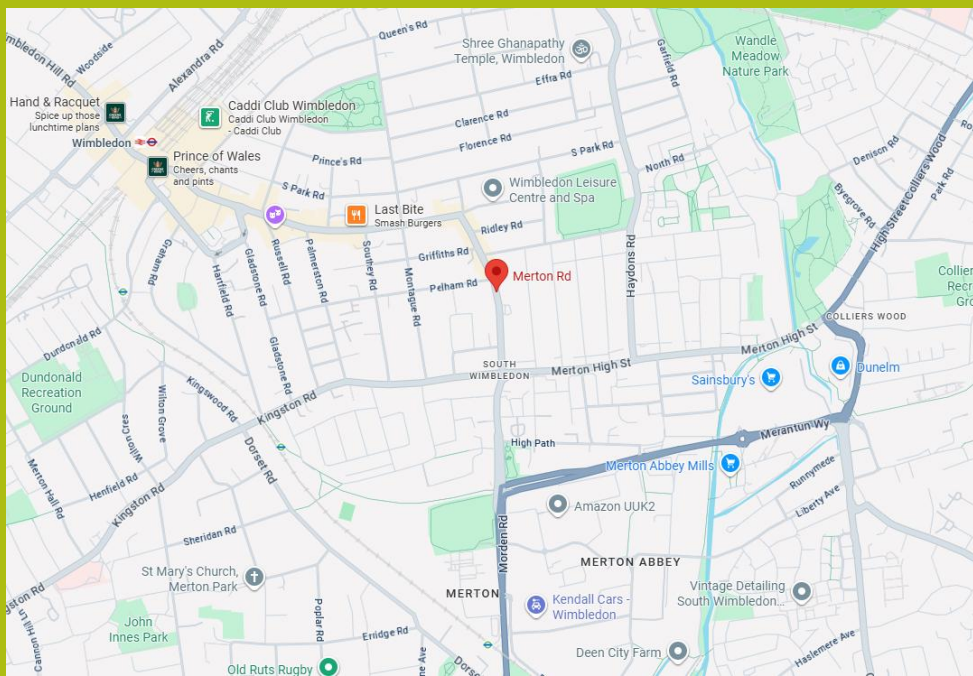
**Date Available – 07/11/2025**

**Holding deposit amount – £426**

**Security Deposit amount (Five weeks rent) – £2,134.00**

## Council Tax Band – C

**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 / Mains



## Broadband

Good Coverage



## Mobile Signal

## Cable



## Flood Risk

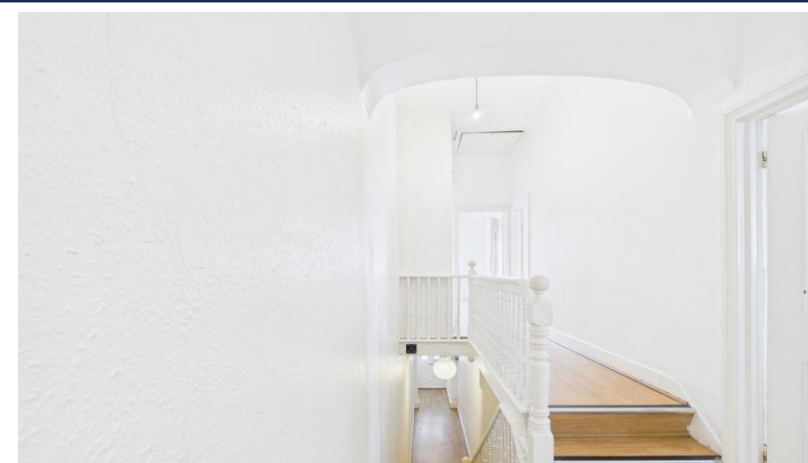
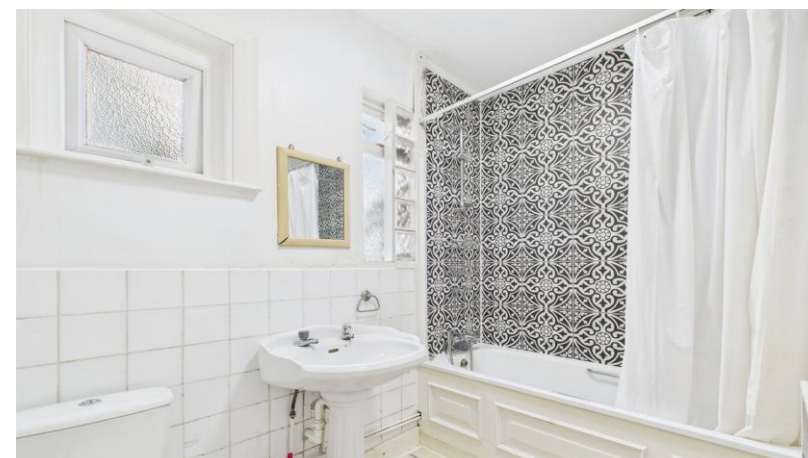
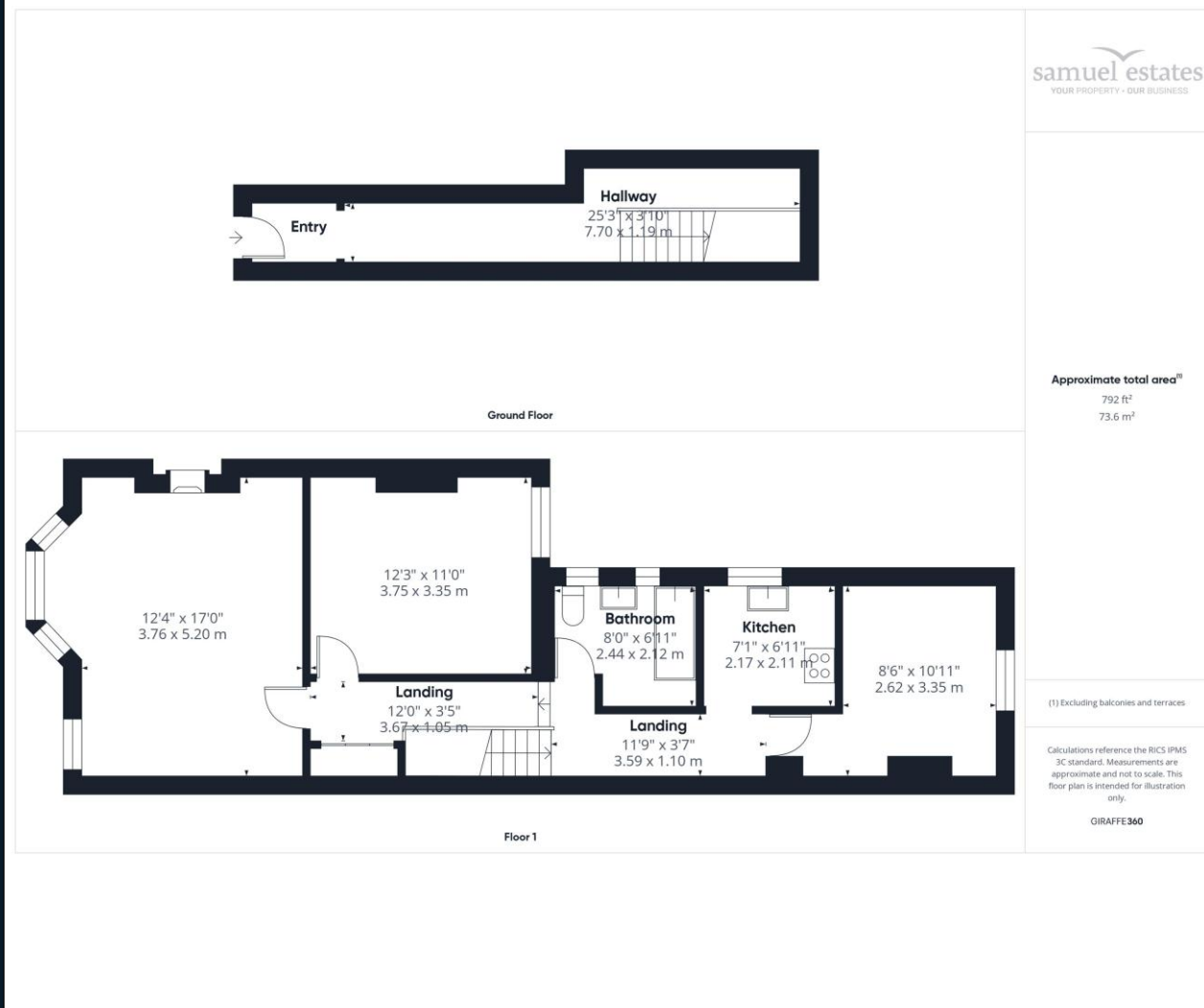
Has the property been flooded in the past

**Level of Risk: None**



### Proposed Development in Immediate Locality?

None



### 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>                              |         |           |
| 55-68 <b>D</b>                              |         | 68        |
| 39-54 <b>E</b>                              | 55      |           |
| 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

