


TO LET



Home Park Road, Wimbledon Park, SW19

£2,100.00 PCM

 2

 1


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Property Description

A great sized two-bedroom first floor flat located on the highly desirable and quiet Home Park Road, Wimbledon Park, SW19. The property comprises of a bright and spacious living room with ample space for dining, a separate kitchen, a large double bedroom, a single bedroom, a bathroom with shower over bath and a separate WC. Added benefits include a large private garden with side access.

The property is located a moments walk to Wimbledon Park Station (District Line) providing you with excellent transport links across London and to the City. The large open spaces of the popular Wimbledon Park is also close by. This property is perfect for a couple or a growing 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

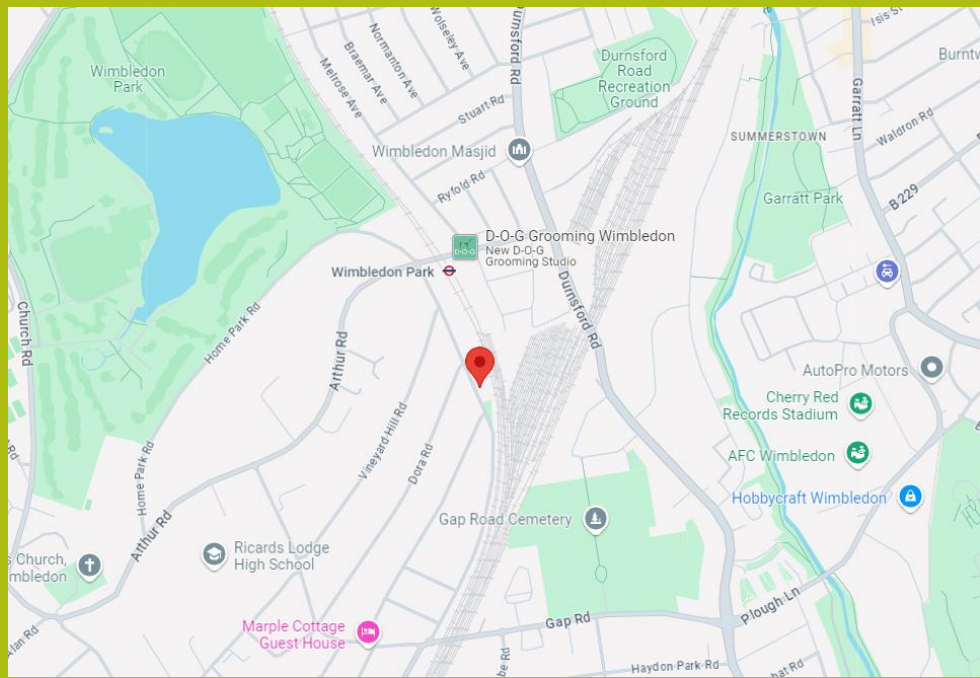
Date Available – 23/12/2025

Holding deposit amount – £484

Security Deposit amount (Five weeks rent) – £2,423.00

Council Tax Band – D

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Parking Permit



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas - Mains



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

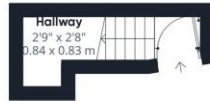
Has the property been flooded in the past five years: NO

Level of Risk: None



**Proposed Development
in Immediate Locality?**

None



Ground Floor



Floor 1

Approximate total area[®]
639.7 ft²
59.43 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. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	50	58
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
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
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Streatham

432/434 Streatham High Road
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