

TO LET



Mapleton Road, Wandsworth, SW18

£1,800.00 PCM

 **1**

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samuel estates
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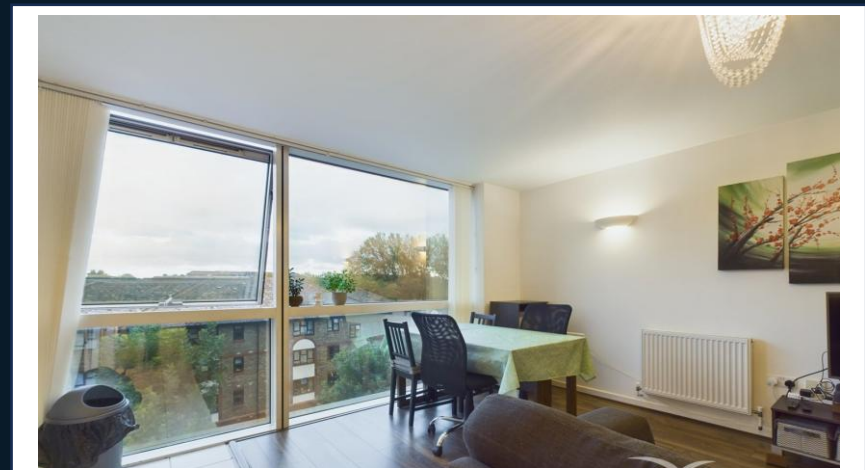
Property Description

This beautifully maintained one-bedroom flat, offering a bright and spacious reception area, a comfortable bedroom, and a well-appointed bathroom. The flat's thoughtful layout and contemporary design make it the perfect space for unwinding after a busy day. With plenty of natural light and energy-efficient features, this home blends style with practicality, ensuring comfort all year round.

Located in one of Wandsworth's most vibrant areas, this property benefits from close proximity to a variety of local amenities, including popular shops, cafes, and green spaces. Excellent schools are within easy reach, making it ideal for small families or young professionals. The area is well-served by public transport, offering quick and convenient links to central London, making commuting effortless.

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 – 06/08/2026

Holding deposit amount – £415

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Second Floor)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Communal



Broadband
cable



Mobile Signal
Good coverage

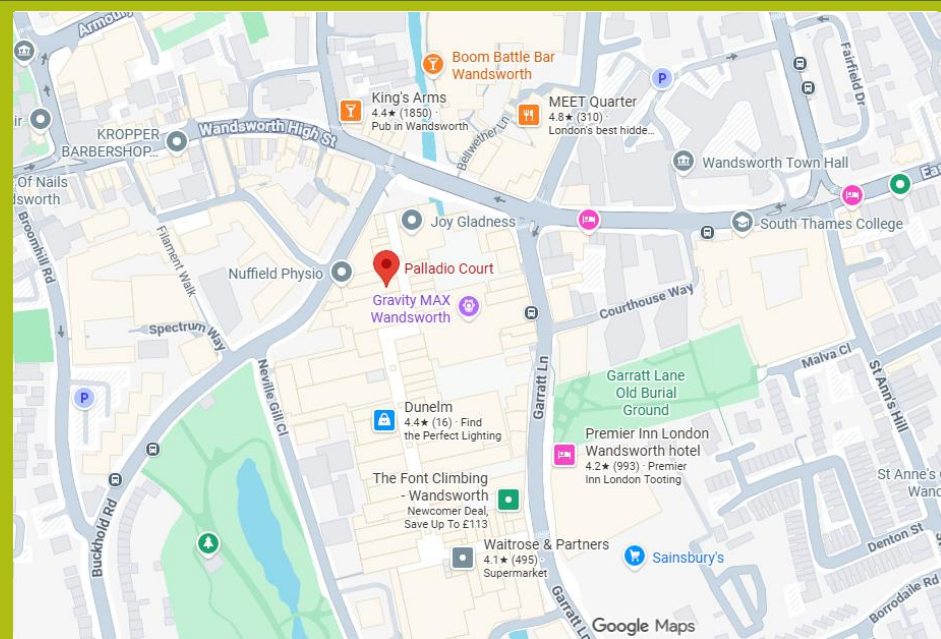


Flood Risk

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



Proposed Development in Immediate Locality?
None





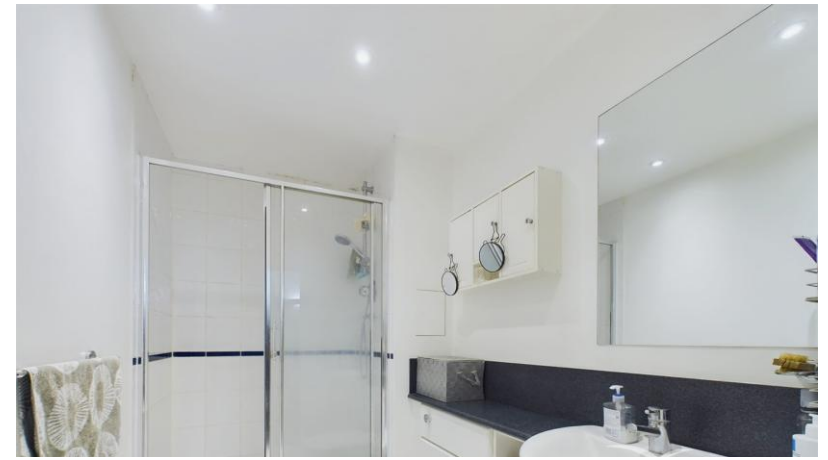
Approximate total area¹⁾
455.21 ft²
42.29 m²

(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 |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| 92-100 A | | |
| 81-91 B | 81 | 81 |
| 69-80 C | | |
| 55-68 D | | |
| 39-54 E | | |
| 21-38 F | | |
| 1-20 G | | |

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