

TO LET



Samuel Estates
Lettings & Sales

Havelock Road, Wimbledon, SW19 8HD

£2,100.00 PCM

 **2**

 **1**

Samuel Estates
YOUR PROPERTY • OUR BUSINESS

Property Description

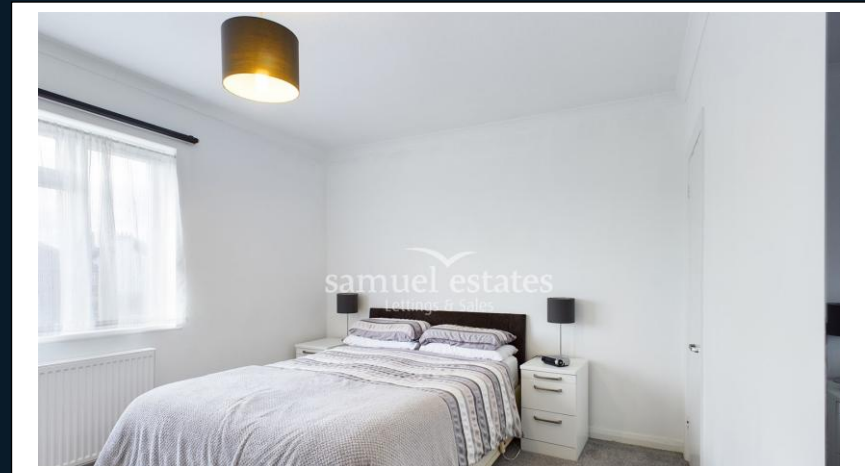
This beautifully presented two double bedroom, first floor maisonette is located on the extremely quiet residential Havelock Road, SW19. The property comprises of a spacious living room with space for dining, large bedroom with built in wardrobes and a storage cupboard, a good sized second bedroom, a lovely kitchen with a separate washing machine and dryer, a modern three piece bathroom with shower over bath.

Added benefits include double glazed windows throughout, gas central heating, a large well maintained private garden and off street private parking.

The property is located a short walk to Haydons Road Overground station which offers excellent transport links. Also the amazing open spaces of Wandle Park and the nature reserve are also on the doorstep.

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

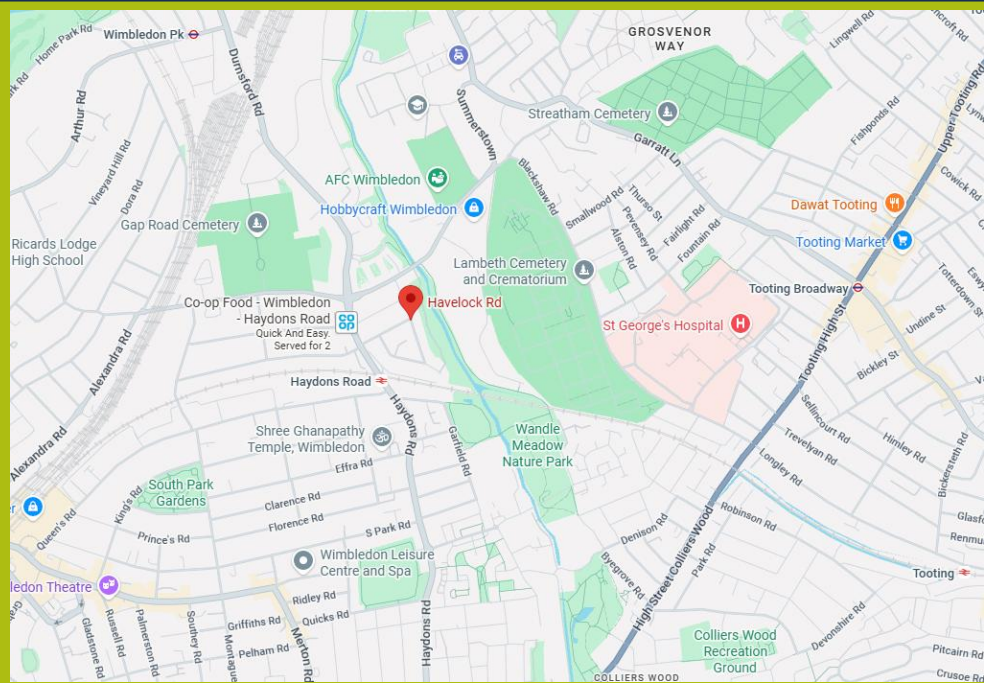
Date Available – 06/06/2026

Holding deposit amount – £

Security Deposit amount (Five weeks rent) – £0.00

Council Tax Band – C

Local Authority – Merton Council



Property Type

Flat (First Floor)



Construction Type

Brick



Parking

Drive



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Gas / Electric
Communal / Mains



Broadband

Cable



Mobile Signal

Good Coverage



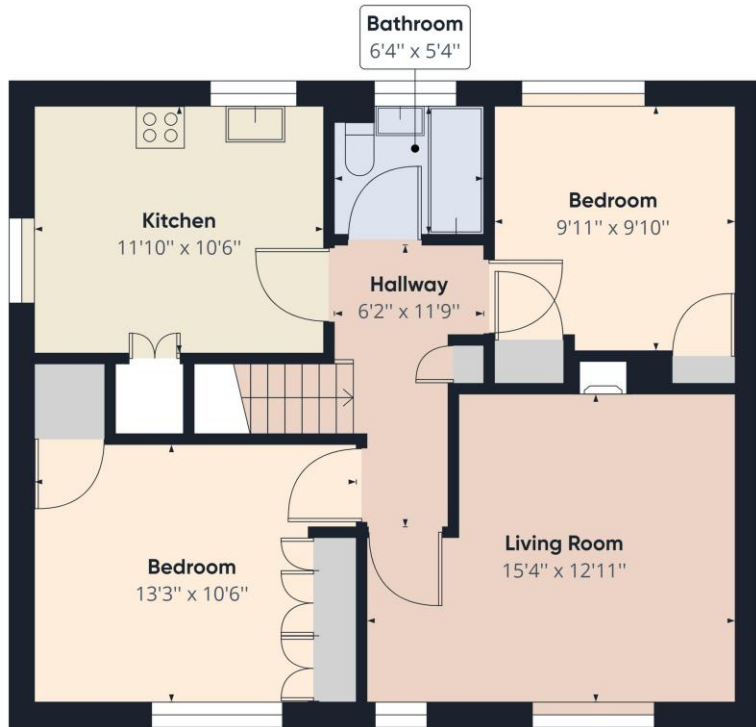
Flood Risk

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



Proposed Development
in Immediate Locality?

None



Havelock Close,
SW19

Approximate total area⁽¹⁾
655.31 ft²

(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	71	77
55-68 D		
39-54 E		
21-38 F		
1-20 G		

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

